
GENERAL PLAN

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City of Morgan Hill
1992

CITY OF MORGAN HILL GENERAL PLAN

UPDATED FEBRUARY 1992

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*IN CONJUNCTION WITH THE GENERAL PLAN UPDATE COMMITTEE,
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Background reports supporting General Plan Elements are available as separate documents at City Hall, Morgan Hill:

- Environmental Safety (Seismic Safety/Safety)
- General Plan Background Document
- Open Space/Conservation Background Document
- Scenic Highways Element Support Text
- Noise Element Support Text
- Evaluation of Economic Policy Issues and Development Strategy,
Economic Research Associates, July, 1988
- Morgan Hill Major Street Master Plan Study, Working Papers
No. 1 (December 1987) and No. 2 (February 1989)

INTRODUCTION

INTRODUCTION

THE LEGAL REQUIREMENT

Every California city and county is required by State Law to prepare and adopt a "comprehensive, long-term general plan for the city...and any land outside its boundaries which, in the planning agency's judgement bears relation to its planning." The General Plan must contain the following elements: Safety, Conservation, Open Space, Noise, Housing, Circulation and Land Use. Elements may be combined or additional elements may be added.

THE MORGAN HILL PLAN AREA

Planning and development issues do not end at political boundaries but involve the total area of community influence. The Morgan Hill General Plan covers both the incorporated area within the city limits and an area outside its boundaries called the Sphere of Influence. The Sphere boundary was established by the Local Agency Formation Commission and extends to Lake Anderson on the east, to Maple Avenue and the northern edge of San Martin on the south, to the Chesboro Reservoir and Paradise Valley on the west, and, on the north, to a line extending along the southern limits of the City of San Jose to meet the Sphere lines on the east and west.

The City's primary area of concern is the area within the city limits where the city has direct planning and zoning control. The unincorporated area outside the city limits but within the Sphere of Influence is an area of shared concern under the direct jurisdiction of the County.

THE MORGAN HILL GENERAL PLAN

The Morgan Hill General Plan consists of the seven Plan Elements required by State law (the Open Space and Conservation Element have been combined into one) plus three additional elements, Regional Coordination, Recreation, and Scenic Highways. In addition, the City has adopted two subarea plans and the South County Joint Policy Plan. The full text of the Housing Element, which includes all the material required by State guidelines has been published as a separate document.

The City adopted its initial General Plan in 1969. Three additional plan elements - the Noise, Scenic Highways, and Environmental Safety Elements - were adopted in 1977. A major update and expansion of the Land Use, Circulation, Housing, Open Space and Conservation Elements was approved in 1980. In 1983 the Recreation Element was added and, in 1985, the City adopted a major revision to the Housing Element.

In 1986, Morgan Hill joined with the County, the City of Gilroy and the unincorporated community of San Martin to prepare a special subregional plan to guide and coordinate planning and development decisions in the South County. This plan, called the South County Joint Policy Plan, has been adopted by all three jurisdictions and has been incorporated into Morgan Hill's General Plan.

RELATIONSHIP OF THE GENERAL PLAN TO SPECIFIC PLANS

Specific Plans are authorized by state planning laws as a means of "systematic implementation of the General Plan". They are more detailed plans for sub parts of the planning area but must be consistent with the General Plan.

The City of Morgan Hill has adopted two subarea plans: the Llagas Valley Plan and the Downtown Design Plan. The Downtown Design Plan is published as a separate document, and the detailed Llagas Valley Plan map is included in the Appendix. The boundaries of the subarea plans are shown on the Land Use Element map and the map designations are consistent with the more detailed designations in the subarea plans.

THE 1987-90 GENERAL PLAN UPDATE

In the fall of 1987, the Morgan Hill City Council established the General Plan Update Committee to oversee a major revision of the Land Use and Circulation Elements of the General Plan. The Committee conducted a number of public meetings, defined an expanded set of community goals, and prepared proposed updates to the General Plan text and map. As part of the update process, the City hired an economic consultant and a transportation planning consultant to provide important technical assistance in the planning effort. Staff also conducted a telephone survey of residents to identify community opinions on planning and development issues.

In January, 1989, the General Plan Update Committee held a series of meetings to review the draft proposals with the public and then completed their recommendations. After the required environmental review, several workshops and public hearings were held by the Planning Commission and the City Council. The new plan text and map, as amended by the Commission and Council, were adopted in July, 1990.

MEASURE P AND THE RESIDENTIAL DEVELOPMENT CONTROL SYSTEM

In November 1990, the voters of Morgan Hill approved an initiative that extended the City's Residential Development Control System (RDSCS) for another 10 years - to the year 2010. Measure P, as it is known, also raised the population cap to 38,800 and made a number of related changes to growth control regulations.

Basic provisions of the initiative are included in the General Plan under the heading Residential Development Control in the Residential Development Section of the Land Use Element. Additional procedural regulations are contained in Chapter 18.78 of the Municipal Code.

The provisions of Measure P were approved as a voter initiative and cannot be amended except by another public vote.

SOUTH COUNTY JOINT POLICY PLAN

In 1987, the City joined with the City of Gilroy, Santa Clara County and the unincorporated community of San Martin to prepare a coordinated plan for the development and protection of the South County area. The result was the South County Joint Policy Plan. The plan has been adopted by the City of Morgan Hill jointly with Gilroy and Santa Clara County in 1989.

The Plan is a mutual statement of policies for community development and environmental management. It is intended to achieve harmony and cooperation among the South County three jurisdictions, and consistency between their adopted policies.

The policies of the South County Joint Policy Plan have been integrated, at appropriate locations, into the various elements of this General Plan. The South County policies are distinguished from other policies adopted solely by the City by a parenthetical reference to their origin.

All policies of the South County Joint Policy Plan can be found in this document with the exception of those relating to truck stops. For policy direction regrading truck stops, the South County Plan should be consulted.

GENERAL PLAN GOALS, OBJECTIVES, POLICIES AND ACTIONS

The Morgan Hill General Plan is divided into 9 plan elements - each dealing with a specific subject, as mandated in State law and determined by local concerns. Within each Plan Element are a series of goals that identify the economic, social and physical development ends that the Community wishes to achieve.

Under each General Plan goal are a number of objectives and policies that establish the basic course of action that the Planning Commission and City Council will follow in working to achieve Community goals.

Some policies are complete and require no additional actions to carry them out. Those policies have no action programs listed beneath them. They are used directly to guide the response of elected and appointed officials to development proposals and related community actions. Other policies may require further work to fully implement. Implementing actions are listed following such policies and are scheduled as part of a General Plan implementation program.

Following are definitions of the most important terms used in the General Plan. A glossary of abbreviations and technical terms start on page 7.

- General Plan** The General Plan is an expression in words and maps of City policy regarding future development, based on the needs and desires of its citizens. It sets forth development guidelines needed to achieve social, economic and environmental goals and objectives. The General Plan is the official document governing City Council, Planning Commission and administrative decisions regarding zoning, subdivisions and public improvements.
- Goal** A goal is an ultimate end towards which effort is directed. Goals are general, long term and usually not completely achievable within the time frame of the General Plan.
- Objective** An objective is a more detailed restatement of a goal. Objectives are specific target statements and should be achieved within the time frame of the General Plan.
- Policy** A policy is a settled course of action. When adopted, it is an official statement of the City's intent.
- Action** An action is a specific activity or task designed to carry out a policy.
- Standard** A standard is an established rule or measurement that defines required or desirable performance or relationships.

A. ABBREVIATIONS AND GLOSSARY

ABBREVIATIONS

CBD:	Central Business District
CEQA:	California Environmental Quality Act
CIP:	Capital Improvements Program
DEIR:	Draft Environmental Impact Report
EIR:	Environmental Impact Report
LAFCO:	Local Agency Formation Commission
LOS:	Level of Service (traffic)
RCR:	Regional Commercial Reserve
RDCS:	Residential Development Control System (Measure "E")
SOI:	Sphere of Influence
TDC:	Transfer of Development Credits
TSM:	Transportation Systems Management
USA:	Urban Service Area

GLOSSARY

- Acres, Gross:** The entire acreage of a site, including easements and public and private rights-of-way.
- Acres, Net:** The portion of a site remaining after public or private rights-of-way and land not developable are subtracted from the total acreage.
- Arterial**
- a. Relatively-high-speed (40-50)mph), high-capacity (up to 50,000 average daily trips) roads providing access to regional transportation facilities and serving relatively long trips.
 - b. Medium-speed (30-40 mph) medium-capacity (10,000-35,000 average daily trips) roads which provide intra-community travel and access to the county-wide arterial highway system.

Bicycle Lane	A corridor expressly reserved for bicycles, existing on a street or roadway in addition to any lanes for use by motorized vehicles. Identified by the State as a class II facility.
Buffer Zone	An area of land separating two distinct land uses which acts to soften or mitigate the effects of one land use on the other.
California Environmental Quality Act (CEQA)	A State Law requiring State and Local Agencies to review proposed development for adverse environmental impacts.
CalTrans	California Department of Transportation.
Capital Improvements Program	A program, administered by City government and reviewed by the Planning Commission, which schedules permanent physical improvements five or six years into the future.
Clustered Development	Development in which a number of dwelling units are placed in closer proximity than usual, or are attached, with the area saved retained as open space or for other public purposes.
Collector	Low-speed (25-30 mph) low-volume (5,000-20,000 average daily trips) street, typically two lanes, which provides circulation within and between neighborhoods.
Compatible	Capable of existing together without conflict or ill effects.
Consistent	Free from variation or contradiction. Programs in the General Plan are to be consistent, not contradictory. State law requires consistency between a general plan and implementation measures such as the zoning ordinance.

Dedication	The turning over by an owner or developer of private land for public use, and the acceptance of land for such use by a governmental agency.
Density	The average number of people or residential dwelling units per acre of land.
Density Transfer	A way of retaining open space by increasing densities--usually in compact areas adjacent to existing urbanization and utilities--while leaving unchanged historic, sensitive, or hazardous areas.
Developable Acres, Net	The portion of a site remaining after removing or deducting public or private road rights-of-way and land not developable and which can not be built upon. Net acreage includes required yards or setbacks.
Development	The physical extension and/or construction of urban land uses. Development activities include subdivision of land, construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems, grading, deposit of refuse, debris, or fill materials, and clearing of natural vegetation cover (with the exception of agricultural activities). Routine repair and maintenance activities are exempted.
Downtown	The commercial and civic area of Morgan Hill which borders Monterey Road from approximately Old Monterey Road on the north to Watsonville Road on the south.
Downtown Core	The commonly accepted central business district along Monterey Road from Main to Dunne Avenues.

Dwelling Unit	A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), which constitutes an independent housekeeping unit, occupied or intended for occupancy by an individual or family on a long-term basis.
Environmental Impact Report (EIR)	A technical study that assesses all the environmental characteristics of an area and determines what effects or impacts will result if the area is altered or disturbed by a proposed action.
Expressway	A highway (usually divided) with limited access by major streets crossing at the same grade level. Such intersections may be signalized.
Freeway	High-speed, high-capacity, limited-access transportation facility serving regional and county-wide travel. Generally used for long trips between major land use generators.
Housing Unit	The place of permanent or customary abode of a person or household. May be a single-family dwelling, a condominium, a mobile home, or located in a multi-family dwelling.
Infill	Development of vacant land (usually individual lots or left-over properties) within areas which are already largely developed.
Infrastructure	Public services and facilities, such as roads, sewage-disposal systems, water-supply systems, and other utility systems.
Land Use	The occupation or utilization of land or water area for any human activity or any purpose defined in the General Plan.

Open Space Land	Any parcel or area of land or water which is essentially unimproved, and devoted to an open space use for the purposes of (1) the preservation of natural resources, (2) the managed production of resources, (3) outdoor recreation, or (4) public health and safety.
Land Use Plan	A basic element of the General Plan, it combines text and maps to designate the future use, reuse, or limited use of land within a given jurisdiction's planning area.
Level of Service (LOS)	A scale that measures the operating capacity likely to be encountered on a roadway or at the intersection of roadways, based on a volume-to-capacity ratio.
Local Agency Formation Commission (LAFCO)	A County commission that reviews and evaluates all proposals for formation of special districts or cities, consolidation of district, the merger of districts with cities, and certain annexations of territories to cities.
Measure E	The City's original Residential Development Control System which was enacted by the voter's in 1977 and which limited population within the city limits to 30,000 by the year 2000.
Measure P	The City's latest Residential Control System, adopted by the voters in November 1990. It extended the Residential Control System (RDCS) to the year 2010, raised the population cap to 38,800 and made related changes to the RDSCS. Its provisions cannot be modified except by a public vote.
Minimize	To reduce or lessen, but not necessarily to eliminate.

Mitigate	To ameliorate, alleviate, or avoid to the extent reasonably feasible.
Parcel	A lot, or contiguous group of lots, in single ownership or under single control, usually considered a unit for purposes of development.
Public Safety Services	Public services that include both police services and fire protection.
Regional Commercial Reserve	A general area of approximately 100 acres appropriate for and intended to be reserved for major regional commercial development.
Residential Development Control System (RDCS)	The official name of the City's residential control mechanism, originally enacted by a voter initiative known as "Measure E" and amended in 1990 by an initiative known as Measure P (Section 18.78.010 of the Morgan Hill Municipal Code).
Sphere of Influence	A line defining the probable ultimate physical boundaries and service area of a city or other local agency as defined by the Local Agency Formation Commission.
Urban Service Area (USA)	That area of developed and undeveloped land within a city's Sphere of Influence which is currently served by urban facilities, utilities and services or is proposed to be served in the future. Generally, the future service area includes land that is served or can be served in the next five years based on an adopted capital improvement program.
Zoning	The division of a city into areas, or zones, which specify allowable uses for real property and size restrictions and setbacks for buildings within these areas.

**REGIONAL
COORDINATION ELEMENT**

REGIONAL COORDINATION ELEMENT

In 1987, the City joined with the City of Gilroy, Santa Clara County and the unincorporated community of San Martin to prepare a coordinated plan for the development and protection of the South County area. The result was the South County Joint Policy Plan. The plan has been adopted by the City of Morgan Hill jointly with Gilroy and Santa Clara County. (SCJP 0.01)

The Plan is a mutual statement of policies for community development and environmental management. It is intended to achieve harmony and cooperation among the South County three jurisdictions, and consistency between their adopted policies. (SCJP 0.01)

The South County Joint Area Plan is the integrated policy framework within which the three jurisdictions shall undertake compatible implementing actions, such as more specific General Plan amendments, ordinance revisions, administrative procedures, project review, and contractual agreements between the jurisdictions (SCJP 0.03).

APPLICATION

The South County Joint Area Plan applies to the incorporated and unincorporated areas south of the Morgan Hill - San Jose boundary agreement line approved by LAFCO. The Joint Area Plan also includes policies relating to the Coyote Valley, since it is within the Morgan Hill Unified School District and has an impact upon the South County due to its strategic location. (SCJP 0.03)

While some of the policies from the Joint Area Plan are worded more generally than other policies in the General Plan (since they are composites of policies from the three jurisdiction's General Plans) other policies are more specific or address issues not previously addressed. All of the policies are intended to express a common approach by the three jurisdictions to the South County area. The policies in the Joint Area Plan are not intended to weaken any policy in the General Plans of any of the jurisdictions; therefore, if the wording of a policy from the Area Plan varies from that of another policy in the General Plan, the more restrictive wording shall apply. (SCJP O.04)

A. URBAN GROWTH AND DEVELOPMENT

- Policy 1a.** Continue the three jurisdictions' existing general plans as the basis for joint policy in the South County, since they are in general agreement on most topics and will accommodate the region's projected growth to 2005. By that time, the number of South County residents is expected to increase more than two-fold and employment more than four-fold. Effective joint planning should continue, since Santa Clara County is a fast-growing region, drawing large amounts of industry and people, and the pressures for growth are likely to continue beyond the current General Plan horizon. (SCJP 1.00)
- Policy 1b.** The general plans of the two Cities and the County do not need to be revised at this time to accommodate projected growth to 2005. Revisions may be necessary, however, to properly respond to changing community goals and needs. (SCJP 1.01)
- Policy 1c.** Since urban development will continue beyond 2005, consider the potential general patterns of future growth now and identify both the areas needed for future urban development and the areas to be kept in long-term rural land uses or open space. (SCJP 1.02)
- Policy 1d.** Regularly monitor conditions of population/employment growth and land development in the South County and surrounding regions:
- a. to assess the effect of the jobs/housing balance in North County and in adjacent Counties on the South County community,

- b. to assess the demand for additional urban development in South County, and
- c. to determine when it would be appropriate to plan for more extensive urban development in the South County. (SCJP 1.03)

Policy 1e. Develop an urban growth monitoring program and specify the role of each jurisdiction in implementing the program and assign responsibility for overall coordination. (SCJP 1.04)

Policy 1f. In the urban growth monitoring program, consider the conditions that would make new urban growth desirable as well as the conditions that would call for limitations on urban growth, and establish criteria which would trigger planning for new urban growth. (SCJP 1.04)

Policy 1g. Provide for maximum feasible integration of the urban growth monitoring program with other monitoring programs. (SCJP 1.04)

Policy 1h. In the urban growth monitoring program, consider potential long-term development patterns and areas which are to be kept in long-term rural use or open space. (SCJP 1.05)

Policy 1i. Where appropriate, prepare specific plans jointly between the South County jurisdictions. (SCJP 1.05)

- Policy 1j.** Use information generated from urban growth and jobs/housing monitoring programs to develop a strategic planning process to maintain a balanced South County community. Use the process as the basis for facilitating long-range infra-structure and urban service planning and minimizing urban development pressure on land which is expected to remain in agricultural, open space or other low-intensity use. (SCJP 1.06)
- Policy 1k.** Urban development should occur in the cities in an orderly and contiguous pattern, managed and scheduled consistent with the ability to provide public facilities and services. (SCJP 1.07)
- Policy 1l.** Land uses in rural areas should be low-intensity and limited in number and public services to rural areas should be appropriately limited. (SCJP 1.07)
- Policy 1m.** Manage and schedule urban growth consistent with the ability to provide public facilities and services, such as sewer capacity, water, transportation, schools, public safety and other urban services. (SCJP 1.08)
- Policy 1n.** Provide for urban growth in an orderly and contiguous pattern, within designated urban service areas and encourage infill of vacant urban land. (SCJP 1.09)
- Policy 1o.** Plan for urban development only in the cities and where the full array of urban services can be provided. (SCJP 1.10)

- Policy 1p.** Provide public services to rural areas by the County or special districts at a minimum level. (SCJP 1.11)
- Policy 1q.** Base expansion of urban service areas and annexations on general plans, consistent with the Cities' schedules for development and extension of services. (SCJP 1.12)

B. JOBS/HOUSING BALANCE

- Policy 2a.** In the South County communities, balance jobs and housing to minimize increases in housing costs, traffic congestion and commute time and to optimize economic balance and capacity to provide services. (SCJP 3.00)
- Policy 2b.** Seek to attain and maintain a reasonable balance between jobs within each City's incorporated area and housing within each City's Boundary Agreement Area through the use of:
- a. general plan land use designations,
 - b. zoning and other land use controls,
 - c. growth rate controls on housing and job growth,
 - d. sewer capacity allocations, and
 - e. policies to attract industry that will hire local residents. (SCJP 3.01)
- Policy 2c.** Provide housing in the South County communities at a range of costs that meet the needs of all sectors of the workforce. (SCJP 3.02)
- Policy 2d.** Distribute housing among the South County communities so as to achieve an appropriate population balance and equitable distribution of public services. (SCJP 3.02)

- Policy 2e.** Monitor the ratio of jobs to housing as development proceeds so that appropriate policies to maintain balance can be implemented. (SCJP 3.03)
- Policy 2f.** Encourage Gilroy, San Jose, and the County to monitor the jobs/housing balance in their jurisdictions and in the Coyote Valley. (SCJP 3.04)
- Policy 2g.** As part of the jobs/housing monitoring program, develop a workable definition of jobs/housing balance, criteria for assessing the effectiveness of remedial actions, and a process for investigating area-wide transportation improvements or traffic management programs which will address the effects of jobs/housing imbalance. (SCJP 3.06)
- Policy 2h.** Adjust the jobs/housing balance while monitoring the cumulative impacts of development decisions on it. (SCJP 3.05)
- Policy 2i.** Integrate jobs/housing monitoring with other monitoring programs to the maximum extent feasible. (SCJP 3.06)
- Policy 2j.** If actions to correct imbalances are not undertaken or if the jobs/housing monitoring program determines that they are ineffective, undertake additional transportation improvements, traffic management programs, and housing programs that will offset impacts of higher housing costs on persons with lower incomes. (SCJP 3.07)

- Policy 2k.** At County level, retain the policy that urban development and jobs should be provided within cities and do not seek to balance jobs and housing within the unincorporated area. (SCJP 3.08)
- Policy 2l.** Work jointly with the City of San Jose to minimize impacts of San Jose's Coyote Valley development on the jobs/housing balance of South County. (SCJP 3.09)
- Policy 2m.** If the jobs/housing imbalance in rural areas of South County results in increasing costs for service provision and declining revenues available to cover these costs, initiate joint Cities and County discussions of ways to mitigate the impacts. (SCJP 3.10)

C. SAN MARTIN

- Policy 3a.** For the current period, San Martin should remain an unincorporated, predominately rural-residential community governed by the County Board of Supervisors. (SCJP 18.00)
- Policy 3b.** Continue current land use and septic regulations for San Martin with no lessening of restrictions, and conditions should be monitored to determine if changes are advisable. If, in the future, urbanization is recommended for San Martin, a wastewater management program should be developed which includes mechanisms for implementation and financing. (SCJP 18.00)
- Policy 3c.** Continue current County land use and septic system policies for San Martin with no lessening of restrictions. (SCJP 18.01)
- Policy 3d.** Restrict land uses generating discharges which are high in volume or high in nitrates, organic materials or other problem chemicals. (SCJP 18.02)
- Policy 3e.** Retain existing County policies regarding the density of development and the discharge of wastes. (SCJP 18.03)
- Policy 3f.** Monitor groundwater and surface water quality conditions in the San Martin area to determine if changes in current policies regarding septic systems and land use are needed. (SCJP 18.04)

- Policy 3g.** If, in the future, higher intensities of development are recommended for San Martin, prepare proposals regarding a wastewater management system for the area and how it should be organized. (SCJP 18.05)
- Policy 3h.** Explore funding alternatives for financing the rehabilitation of existing water distribution facilities in San Martin. (SCJP 18.06)
- Policy 3i.** Design, landscape and maintain all future County facilities located in San Martin to be compatible with their surrounding environment. (SCJP 18.07)
- Policy 3j.** Review existing County facilities in San Martin to ensure compatibility with their surrounding environment. (SCJP 18.08)
- Policy 3k.** Insure that development around the South County Airport adheres to Airport Land Use Commission (ALUC) policies. (SCJP 18.09)
- Policy 3l.** Resolve issues of San Martin's future level of development and form of governance by community residents, the County, the Cities, and affected special districts. For the current period, San Martin should remain an unincorporated, predominantly rural-residential community governed by the County Board of Supervisors. (SCJP 18.10)

- Policy 3m.** Encourage the Local Agency Formation Commission (LAFCO) to continue to exclude San Martin from the Spheres-of-Influence of Morgan Hill and Gilroy. (SCJP 18.11)
- Policy 3n.** While San Martin remains unincorporated, continue to provide LAFCO and the County with constructive comments on decisions and policies relating to San Martin. (SCJP 18.12)
- Policy 3o.** Explore jointly the possibilities for resolving San Martin's issues and problems through formal intergovernmental agreements. (SCJP 18.13)
- Policy 3p.** Retain the existing County General Plan policies regarding development densities and the location of commercial and industrial uses in San Martin. (SCJP 18.14)
- Policy 3q.** Study the potential costs and impacts associated with each of the future governmental alternatives for San Martin, including incorporation, creation of sanitation or other service districts, and the establishment of a municipal advisory council. (SCJP 18.15)
- Policy 3r.** If future changes in the level of development or form of governance are recommended for San Martin, prepare and adopt a special area plan and an implementation program for the area, with input from the Cities and the San Martin Planning Committee. (SCJP 18.16)

D. COYOTE VALLEY

- Policy 4a.** Review and address anticipated impacts on the South County resulting from development in Coyote Valley both individually and through cooperative action. (SCJP 19.00)
- Policy 4b.** Meet jointly with the staffs of Gilroy, the County the School Districts and with the staff of the City of San Jose to determine the impacts of Coyote Valley development on the South County and to recommend appropriate responses for each jurisdiction. (SCJP 19.01)
- Policy 4c.** Give specific attention to identifying appropriate mitigations to impacts on the education/school system, to insure a primary objective of quality education in the South County community. (SCJP 19.02)
- Policy 4d.** Jointly develop a plan and specific measures for preserving a major greenbelt area between San Jose and Morgan Hill. (SCJP 19.03)
- Policy 4e.** Encourage LAFCO in its review of proposed actions in the Coyote Valley to consider jobs/housing balance, school impaction, and implementation of the Coyote Greenbelt. (SCJP 19.04)

Policy 4f. Support the County's procedures to implement its Monterey Road policy in the Coyote Valley to upgrade or abate the existing uses giving careful attention to all uses being considered along Monterey Road in the proposed Coyote Greenbelt area. (SCJP 19.05)

E. RURAL/URBAN LAND USE

- Policy 5a.** The County should continue its adopted land use policies for the unincorporated area in the South County in order to:
- a. promote a productive, primarily agricultural rural area; and
 - b. balance the needs of rural residents and landowners and the needs for effective natural resource management, enhanced rural scenic quality, and lands for planned urban growth, rural activities, and long-term open space. (SCJP 17.01)
- Policy 5b.** Promote the long term stability of the County and the Cities' policies for land use and urban growth so that individuals, organizations, and appropriate entities can make rational decisions about long-term land use and investment. (SCJP 17.02)
- Policy 5c.** Enhance the existing County/Cities referral process for review and comment on land use proposals by including a set of mutually agreed-upon criteria for analyzing land use proposals in the unincorporated area. The criteria would focus the review process on mutually-defined issues relating to rural land use decisions, while allowing for consideration of other concerns when appropriate. (SCJP 17.03)

- Policy 5d.** Adopt the same referral process by the three jurisdictions for review and comment on proposed major changes in city land use policy and for major city-area projects or expansions. The review should focus on area-wide objectives, such as jobs-housing balance, open space protection, and provision of infrastructure. (SCJP 17.04)
- Policy 5e.** The Advisory Committee should have a process by which it will review projects of regional significance and projects referred to it by other agencies. The Advisory Committee's review should provide the lead agency, or agency having decision-making jurisdictions, with input relative to the South County Joint Area Plan and issues of concern to the South County community. (SCJP 17.05)
- Policy 5f.** If it is determined that a use proposed for the unincorporated area is needed in the South County but would be more appropriately located in a city, then the use should not be located in the unincorporated area, but instead located in the City providing there is or could be sufficient and appropriately zoned land. (SCJP 17.06)
- Policy 5g.** Work together with Gilroy and the County to assure that appropriately located sites are available for land uses which primarily serve the urban population but have difficulty finding urban sites for various reasons:
- a. The three jurisdictions should identify suitable areas for necessary land uses which are difficult to site, based on estimates of long-term needs and appropriate locational criteria.

- b. While some of these land uses may best be located in a City, others may be appropriate in the unincorporated area.
- c. Whether such uses are to be approved in a City or the County, appropriate screening, landscaping, and other mitigations should be required to assure that they improve the site and the neighborhood.
- d. The locating of such land uses should be done consistent with the provisions of state law regarding planning and environmental review and with the adopted policies and review procedures of the three jurisdictions and their South County Joint Planning Advisory Committee. (SCJP 17.07)

Policy 5h. Reach agreement with Gilroy and the County on the infrastructure and public services needed for future urban development, their location and timing, and how the costs and revenues associated with planned development should be apportioned among the three jurisdictions. (SCJP 17.08)

Policy 5i. Consistent with the Preservation 2020 Program:

- a. consideration should be given to land uses that will result in permanent preservation of substantial areas of open space;
- b. new land uses should be consistent with programs which the three jurisdictions develop to maintain greenbelts between Morgan Hill and San Jose, and between Morgan Hill, San Martin, and Gilroy; and

- c. the three jurisdictions should further define the appropriate land uses for greenbelts and methods of implementation that address conflicts between private property rights and public objectives. (SCJP 17.09)

Policy 5j. Develop with Gilroy and the County a process to anticipate and manage the cumulative impacts of land use. The process should include:

- a. agreement by the three jurisdictions on what are the critical environmental and other community impacts which are likely to have cumulative significance (e.g., groundwater quality, drainage, traffic, rural visual appearance, solid waste and sewage disposal);
- b. agreement on feasible methods for monitoring and evaluating changing conditions regarding these impacts periodically (e.g., a summary "State of the South County" report at two year intervals);
- c. agreement on suitable thresholds and methods for considering when new policies may be appropriate to deal with changing conditions so that undesirable cumulative impacts can be prevented; and
- d. use of the above material in the review of land use proposals. (SCJP 17.10)

- Policy 5k.** In order to maintain the environmental quality and appearance of the rural area, the County should:
- a. consider adopting additional guidelines for the siting and landscaping of some types of rural land uses; and/or
 - b. consider adopting such guidelines for certain areas, in addition to the San Martin area where design guidelines have already been adopted (e.g., greenbelt areas and scenic corridors like Pacheco Pass, Hecker Pass and Paradise Valley-Watsonville Road);
 - c. continue to strengthen the consistent and fair enforcement of regulations relating to land use and maintenance. (SCJP 17.11)
- Policy 5l.** Review design guidelines relating to urban development at the edge of the rural area for compatibility with overall objectives for the area. (SCJP 17.12)
- Policy 5m.** Review jointly with Gilroy and the County land use and development standards for compatibility on the valley floor, where appropriate (e.g., hazardous materials handling, major trafficway development, streamside development dedication). The review should also include hillside and ridgeline development standards compatibility, where appropriate. (SCJP 17.13)

Policy 5n. Since expectations of tax revenue may unduly influence land use decisions, resulting in less desirable land use patterns and competition among jurisdictions for control over territory:

- a. the elected and chief administrative officials of the three jurisdictions should consider agreements regarding sharing of tax-base, revenues, and service provision as an element in joint land use planning; and
- b. net cost/revenue should be considered in land use planning and in the review of large scale proposals. (SCJP 17.14)

Policy 5o. In implementing these recommendations, consideration must be given to the limited funding and staff resources of the three jurisdictions. (SCJP 17.15)

F. POTENTIAL INTERGOVERNMENTAL AGREEMENTS

Policy 6a. Continue to build upon existing cooperation agreements and work in concert with neighboring jurisdictions, school districts and agencies in order to further the coordination and cooperation which has already begun. (SCJP 21.01)

Action: Review and prioritize the recommendations of the South County Joint Planning Advisory Committee, with particular attention to those recommendations requiring joint action in order to identify which are appropriate for intergovernmental agreements. (SCJP 21.02)

Action: Review the various available types of intergovernmental agreements and proceed with those agreements which are determined to be appropriate. (SCJP 21.02)

Policy 6b. Jointly pursue consistent, coordinated and vigorous enforcement of adopted codes, to ensure that uneven enforcement will not lead to a concentration of activities in any one area of the South County. (SCJP 21.03)

G. FUTURE JOINT PLANNING

- Policy 7a.** Support an ongoing Joint Planning Advisory Committee, composed of officials and citizens from the three jurisdictions with the following functions:
- a. to serve as a forum where the local governments, the districts and the residents can work together to solve common problems and to recommend agreement on community objectives and the actions required to accomplish them,
 - b. to make recommendations on matters referred by the sponsoring jurisdictions and identify issues to be brought to the sponsors for consideration,
 - c. to address issues which were not addressed within the original charge of the first project, and
 - d. to advise on the progress of the sponsors' joint implementation programs. (SCJP 22.01)
- Policy 7b.** Support the establishment, by the Committee of an annual agenda limited to a very few high priority topics that may be resolved within a year's schedule, and it should be charged to recommend topics to the sponsors for consideration in the next year's agenda. (SCJP 22.02)

Action: Recommend the following topics for the next phase of Joint Planning:

- a. Completion of rural/urban land use policies and coordination of development standards (completion of the Committee's work on the Urban/Rural report, with particular attention to developing criteria for appropriate uses for land designated rural, land designated urban, and lands in transition). (SCJP 22.03)
- b. Intergovernmental Fiscal Issues. (SCJP 22.04)
- c. Economic Development in a community context (investigation of alternative methods for initiating a strategic economic development planning process in the context of desired community character and quality of life). (SCJP 22.05)

Policy 7c. Assist in providing staff as appropriate to the topics in the Committee's annual work program. (SCJP 22.02)

Policy 7d. North-south automobile circulation in South County (resolution of: (1) alignment and designation of Santa Teresa Blvd., (2) right-of-way use and treatment of Monterey Road, and (3) analysis of the cumulative effects of incremental development activity in the South County on the South Valley Freeway, Monterey Road and Santa Teresa Boulevard). (SCJP 22.06)

Policy 7e. Development of monitoring programs as defined in South County program recommendations. (SCJP 22.07)

LAND USE ELEMENT

LAND USE ELEMENT

MORGAN HILL GROWTH OVER THE NEXT TWENTY YEARS

During the past 20 years, the City of Morgan Hill has grown from an agricultural center serving surrounding farm land to a suburban residential community providing housing for people working in the community or in the employment centers to the north and south. Over the next 20 years, Morgan Hill will continue to grow and change. Even under the City's Residential Development Control System (RDCS), population is forecast to increase by about 45% between 1990 and 2010. Housing demand and housing cost increases will likely remain high.

Commercial and service uses will increase to meet the needs of new residents. New industries will arrive that support the high technology firms in the Silicon Valley. Traffic will increase significantly as will traffic noise, along with the potential for reduced air quality and ground water pollution.

The City will continue to face the challenge of retaining its rural qualities and suburban lifestyle in the face of significant new development. City government will have to resolve the issues of water supply and increased sewer capacity. Local government, the school district and other public agencies will continue to be faced with demand for additional public services and with the need to find ways to pay for them.

The goal of the Land Use Element is to produce an orderly and efficient pattern of growth that provides for a variety of uses with a minimum of conflict and the maximum protection of the community's quality of life. It builds on the existing pattern of development and identifies those areas for new development that are most likely to create the desired community.

There are approximately 21,700 acres within the Morgan Hill planning area. In 1990, slightly over 4,800 acres were developed in residential, commercial or industrial uses. The General Plan provides for an additional 1,921 acres for future urban development over the next 20 years (not including major roadways or public buildings).

Each of these major land uses are discussed in more detail in the following sections of the Plan text. The Land Use Element Map shows where this existing and future development will be located.

Table 1
Existing and Planned
Urban Development (Acres) ¹

	Developed Acres	Vacant, Planned and Zoned	<u>Total</u>
<u>Residential</u>			
Single Family	4,190	754	4,944
Multi-family	206	243	449
<u>Commercial</u>	248	306	554
<u>Industrial</u>	189	618	807
TOTAL	4,833	1,921	6754

¹ Does not include major roadways, public building, or urban park.

COMMUNITY DEVELOPMENT GOALS

In late 1987, in order to focus their efforts, members of the General Plan Update Committee agreed on their vision of what Morgan Hill should be like at the end of the planning period - the year 2010. This vision was translated into a set of goals relating to the physical, economic, and social development of the community. Then, at seven public meetings around the city, the Committee reviewed these goals with members of the community. In addition, the Committee's Vision Statement was turned into a questionnaire, asking people if they agreed or disagreed with the proposed goals. Over 150 people filled out the questionnaire, with a high percentage agreeing with the Committee's vision.

The agreed upon Community Goals as modified by the Planning Commission are listed below as the basic statement of what the City of Morgan Hill is working towards in its planning and development efforts. The Goals are separated into categories and repeated within each section of the Land Use Element to focus and direct the policies and actions in that section.

GENERAL DEVELOPMENT GOALS

- Goal 1. An Orderly and Efficient Pattern of Development
- Goal 2. A Visually Attractive Urban Environment
- Goal 3. A Variety of Lifestyles, Housing Types and Activities
- Goal 4. The avoidance of Incompatible Land Uses
- Goal 5. The Preservation of Open Space
- Goal 6. A Greenbelt Around the City

Goal 7. Historic Preservation

OPERATIONAL GOALS

Goal 8. An Expanded Area of Planning Control

Goal 9. An Effective and Efficient Planning and Decision-making Process

RESIDENTIAL DEVELOPMENT GOALS

Goal 10. A Variety of Housing Types and Densities

Goal 11. Residential Areas in Quiet Locations Away from Freeways and Major Streets

Goal 12. Multi Family Use Concentrated Around the Downtown

Goal 13. Distinct Neighborhoods Separated by Greenbelts

ECONOMIC DEVELOPMENT GOALS

Goal 14. More Opportunity For Employment In The Community

Goal 15. Viable Business Parks

Goal 16. An Expanded Tourist Industry

Goal 17. Economic Activity Around Freeway Interchanges

Goal 18. Tourist and Recreation Oriented Commercial Development
Along the Freeway

COMMERCIAL, OFFICE AND INDUSTRIAL DEVELOPMENT GOALS

Goal 19. Sufficient Office and Commercial Development to Serve the
Needs of the Community

Goal 20. Expanded Shopping Opportunities

Goal 21. Increased Motor Vehicle Dealerships and Related
Commercial Uses

Goal 22. A Vibrant Downtown

Goal 23. Concentrated, Clustered Commercial Areas

Goal 24. Adequate Land Available for Industrial Development.

Goal 25. A Viable Agricultural Industry

A. GENERAL DEVELOPMENT POLICIES AND ACTIONS

The Land Use Element is a blueprint to guide the day to day decisions of the City Council, the Planning Commission and staff when they are dealing with questions concerning the physical development of the community. The first section of the Element deals with broad and basic issues - what should the general pattern of development look like, how should it relate to the open or rural land surrounding it, how should existing development be treated, and how should the process for making planning decisions be organized?

Basic policies dealing with these issues are contained in the General Development Policies and Operational Development Policies sections that follow. Additional policies relating to Residential Development, Economic Development, and Commercial and Industrial Development are found in Sections III through VI.

GOAL 1. An Orderly and Efficient Pattern of Development

Objective Encourage the orderly development of the City, utilizing the concept of concentric growth by filling in existing developed areas.

Policy 1a. Use the current Urban Service Area boundaries to establish a program to phase the location of future urban development based on the City's ability to provide capital improvements and municipal service and giving priority to projects which promote infill and concentric growth.

Action: Develop a comprehensive municipal service and capital improvement program for 5 and 20 year time periods. Detailed service and utility planning shall be done for a 5-year time span.

Policy 1b. Encourage in-fill and concentric development.

Policy 1c. Consider land within or adjacent to the City as available for urban development only when it is included within the Urban Service Area and can be developed in a manner which will be cost-effective to the City. Non-residential properties within the City and outside the Urban Service area may be developed where it is determined that urban services are available to the site, and development can occur in a manner consistent with this policy.

Policy 1d. Make land available for urban development, including residential, commercial and industrial uses, on a staged basis depending on need, the concepts of infill and concentric development, the planned availability of urban services and the adequacy of public facilities.

Action: Identify and adopt a set of level of service standards for major public facilities and services (roads, schools, police, fire, sewer, water, drainage) that identify accepted service standards for development in Morgan Hill.

Action: Establish a programmed development system covering the City limits and the Sphere of Influence based on a four level set of public facilities and services priorities that promote infill and concentric development and identify:

1. those areas that meet facility/service standards and where excess capacity currently exists.
2. those areas that meet facility/service standards, have no excess capacity, but are programmed for public facility and service improvements within the next 5 years or where improvements or exactions from proposed development will allow all facility/service standards to be met within 5 years,
3. those areas where facility/service standards are currently not met but are programmed for public facility and service improvements within the next 5 years or where improvements or exactions from proposed development will allow all facility/service standards to be met within 5 years,
4. those areas where facility/service standards are currently not met and are not programmed for public facility and service improvements within the next 5 years or where improvements or exactions from proposed development will not allow facility/service standards to be met within 5 years,

Action: Rezone land for urban levels of development when it meets or can meet facility/service standards within the next five years.

- Policy 1e** Continue to give priority to proposed development in those areas:
1. which promote concepts of infill and concentric development,
 2. where adequate infrastructure, public facilities and services currently exist, or
 3. where infrastructure, facilities and services are programmed for expansion or can be readily expanded as part of the proposed development and will be available when needed.
- Policy 1f.** Schedule and provide staged approval for development in areas where facilities/service standards can be met at the time of occupancy.
- Policy 1g.** Withhold or limit development approvals in those areas that do not meet minimum level of facility/service standards and where standards cannot be met within five years.
- Policy 1h.** Require all development which may result in a substantial fiscal impact on the City, as determined by the Community Development Department, to be analyzed for its potential fiscal burden on the City at the developer's expense.
- Policy 1i.** Consider annexation to the Urban Service Area only when the property has an urban designation (Residential Estate High density or greater) on the Land Use Element of the General Plan.

Policy 1j. Include enough land within the Urban Service area to provide for a minimum of 5 years of urban growth and review the Urban Service area boundaries annually and modify as needed.

Action: Review the 5-Year Urban Service Area and adjust as necessary to conform to this policy.

Policy 1k. Consider unincorporated land southwest of the intersection of Watsonville and Monterey Road for annexation and urban levels of residential development only when it can be demonstrated that provision has been made for adequate water supply, public safety protection and protection from flooding and that problems of incompatibility with the existing mushroom farm have been resolved.

GOAL 2. A Visually Attractive Urban Environment

Policy 2a. Apply strict design standards to all commercial and industrial areas in order to provide a high quality environment (i.e., site and architectural standards, landscaping, parking, uniform signing).

Policy 2b. Update, implement, and enforce the City's sign ordinance in order to promote aesthetically pleasing signs of high design quality. Include provisions to abate existing signs which do not conform to the ordinance through an amortization schedule.

Action: Update the sign ordinance within one year of the adoption of the 1990 General Plan Update to include an amortization schedule for removing non-conforming signs within a reasonable period of time.

GOAL 3. A Variety of Lifestyles, Housing Types and Activities

Objective Plan for the needs of all socio-economic segments of the community, and encourage self-sufficiency in jobs, housing and services.

Policy 3a. Continue to provide for a full range of residential land use densities and building types, including mobile homes, within the General Plan and Zoning Ordinance.

Policy 3b. Allow different uses (i.e., residential uses in a commercial zone) within appropriate zoning districts and mixed uses within a structure (i.e., downstairs commercial and upstairs residential) subject to meeting performance standards.

Action: Review General Plan categories and amend the Zoning Ordinance as necessary to accommodate this policy.

GOAL 4. Avoidance of Incompatible Land Use.

Policy 4a. Use natural and man-made barriers such as streams, park land, and drainage ways to separate incompatible uses wherever possible.

Policy 4b. Emphasize the evaluation of potential impacts of development projects on adjacent uses in initial environmental assessments and EIR's.

Policy 4c. Require special setbacks, screening or other mitigations in areas of potential or identified conflicts.

Action: Investigate potential conflicts between future residential development and the mushroom farm at the intersection of Watsonville and Monterey Roads and identify methods of resolving such conflicts prior to development.

Policy 4d. Avoid development in areas of natural hazards such as landslide and flood prone areas (see related policies in Conservation and Environmental Safety Elements).

Policy 4e. In order to minimize adverse impacts on neighboring uses, regulate building intensity through provisions in the Zoning Ordinance which meet the minimum standards listed in .

GOAL 5. The Preservation of Open Space

Objective Preserve large open space areas, such as agricultural lands and outdoor recreation areas, in order to conserve natural resources and to serve as a permanent means to delineate the City's boundaries.

Policy 5a. Retain the City's unique identity by encouraging the retention of open space and viable agricultural uses.

Action: Support efforts to establish a regional open space authority.

Action: Investigate methods of generating revenues to be applied to purchase of critical open space lands.

Table 2
Building Intensity Standards (1)

	Minimum Site Area	Maximum Bldg. Coverage	Maximum Bldg. Height
<u>Residential Development</u>			
Rural, County (2)	20-160 acres	Varies (3)	35 ft.
Residential Estate	40,000 sq. ft.	15-25%	30 ft.
Single Family (Low)	12,000-40,000 sq. ft.	30-40%	30 ft.
Single Family (Med)	7,000 sq. ft.	50%	30 ft.
Multi Family Low	7,000 sq. ft.	50%	30 ft.
Multi Family Med.	6,000 sq. ft.	60%	30 ft.
Residential Planned Development	Same as underlying zoning (1)		
<u>Commercial Development</u>			
Neighborhood	10,000 sq. ft.	50%	30 ft.
General	10,000 sq. ft.	50%	30 ft.
Central	6,000 sq. ft.	75%	35 ft.
Service	10,000 sq. ft.	50%	35 ft.
Highway Commercial	10,000 sq. ft.	40%	35 ft.
Administrative/Office	6,000 sq. ft.	50%	35 ft.
<u>Industrial Development</u>			
Light Industrial	40,000 sq. ft.	50%	50 ft.
General Industrial	40,000 sq. ft.	60%	50 ft.
Office Industrial	40,000 sq. ft.	40%	35 ft.
Campus Industrial	20 acres	10-20%	35 ft.
<u>Other Uses</u>			
Open Space	5 acres	5%	25 ft.
Public Facilities	Not Specified	50%	35 ft.

- (1) The chart lists general intensity standards under most common situations. More stringent standards may be adopted in the zoning ordinance when determined to be necessary by the City Council to meet special situations.
- (2) Includes the County zoning categories of Rural Residential, Hillside and Agricultural-Ranch zoning categories.
- (3) See County Zoning Ordinance.

GOAL 6. A Greenbelt Around the City

Policy 6a. Study the area south of Morgan Hill for the purpose of establishing a greenbelt with such land uses as low-density rural residential, agricultural activities such as row crops, and recreation areas.

Policy 6b. Establish a defined greenbelt between San Jose and Morgan Hill in the Coyote Valley.

Policy 6c. Maximize uses compatible with greenbelt designations, such as agriculture, rural estate development (with clustered units if desired) and public parks and open space along the City's northern boundaries.

Action: Recommend agricultural uses, rural estate zoning and park uses for those County projects north of or adjacent to the City that are referred to the City for review.

Policy 6d. Retain low intensity plan designations to the maximum extent possible around the exterior of the City, particularly on those lands outside of the urban service area boundary.

Action: Designate undeveloped areas surrounding the City that are not planned for urbanization or for greenbelt for a minimum lot size of 20 acres or more.

Policy 6e. Determine the land uses appropriate within a greenbelt by joint planning activities of South County communities and the County. Such uses might include:

- a) low-density residential development (one unit per 20 acres or more);
- b) public parks and public recreation areas;
- c) privately-operated recreation areas such as golf courses and riding stables;
- d) agriculture;
- e) other appropriate uses which may be determined.

Policy 6f. Establish policies and implementation plans jointly with the South County Cities and the County for the creation of greenbelts between the cities.

Policy 6g. Support County policies of prohibiting commercial and industrial uses (excluding agricultural industry) in the unincorporated areas surrounding the City.

GOAL 7. Historic Preservation

Objective Preserve the City's historic identity and integrity.

Objective Encourage the preservation and rehabilitation of the City's historic structures where they currently exist or can be relocated to another suitable site.

Policy 7a. Encourage the preservation and rehabilitation of historic structures by the use of rehabilitation loans, grants and, when appropriate, by designating the structure or site as a cultural resource.

Action: Prepare an inventory of cultural resources and historic structures within the City and its Sphere of Influence.

Action: Designate those structures from the inventory which are deemed to be of historic significance, as Cultural Resources.

B. OPERATIONAL POLICIES AND ACTIONS

GOAL 8. An Expanded Area of Planning Control

Objective Encourage Santa Clara County to adopt the City's planning guidelines for future development of its surrounding unincorporated areas so as to provide maximum compatibility with the City of Morgan Hill's planning program.

Policy 8a. Seek to extend the Boundary Agreement Line (Sphere of Influence Boundary) north to Bailey Avenue, east to Finley Ridge, west to Uvas Road, and south to Church Street.

Action: Work with the City of San Jose, the County and LAFCO to develop a proposal for the extension of the Boundary Agreement line and submit the proposal to LAFCO for action.

Action: Work with the County to prepare special area plans, where appropriate, for areas within the Sphere of Influence for joint adoption by the City and County.

GOAL 9. An Effective and Efficient Planning and Decision-making Process

Objective Create a strong coordinated community development program between City government and other governmental entities.

- Policy 9a.** Amend City ordinances, programs and plans (i.e., zoning, parking, capital improvements) to conform to amendments or revisions to the policies of the Land Use Element within 1-year from the date of its adoption or amendment or as specified in an approved implementation schedule.
- Policy 9b.** Review the Land Use Element annually to determine what progress is being made toward achieving the Element's Goals.
- Policy 9c.** Consider all land use designation on the General Plan map as general rather than precise locations. Zoning boundaries may vary slightly from map designations in order to conform to the specific characteristics of the site.

C. RESIDENTIAL DEVELOPMENT POLICIES AND ACTIONS

POPULATION GROWTH AND POPULATION DENSITY

In 1990, Morgan Hill has an estimated population of approximately 25,200 within the city limits, with another 5,000 people in the surrounding Sphere of Influence (SOI) area. By the year 2010 that population is expected to increase to about 39,000 within the City limits and to a total of 45,000 within the City plus Sphere.

Table 3

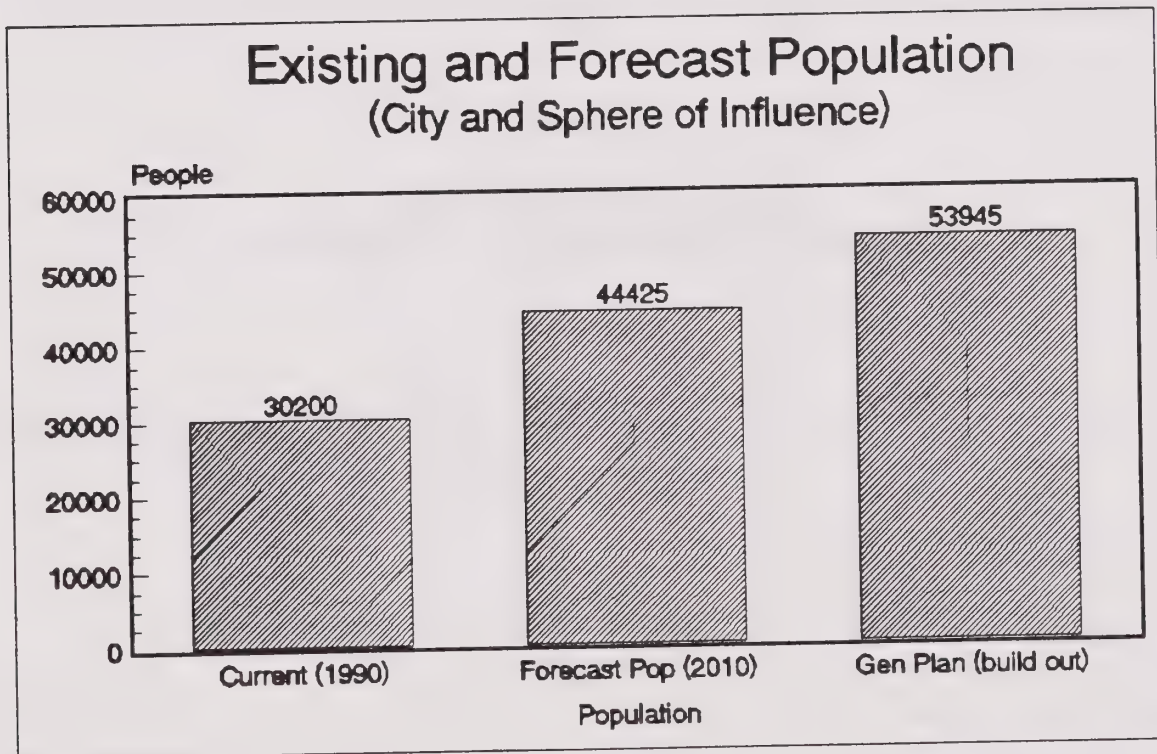
Existing and Forecast Population
(City Plus Sphere of Influence)

Existing Population (1990)	30,200
Forecast Population (2010) ¹	44,425
Increase	+14,225
Increase Population that can be accommodated under General Plan	23,745
Total Buildout Population	53,945

¹ Forecast population and dwelling units are the "Measure E Extended" forecasts from the Economics Research Associates study Evaluation of Economic Policy Issues and Development Strategy, July 1988.

The amount of land set aside in the General Plan for residential development would provide for a total population of about 54,000, or an increase of about 24,000. The excess provided for in the Plan allows for forecast error and reduces the chance of creating a scarcity of residential land.

Figure 1



Morgan Hill is currently developed at the high end of the single family residential density range with an overall population density of approximately 13.8 persons per net developed residential acre. The density of the surrounding Sphere of Influence area is much more rural with a population density of approximately 2.5 persons per net developed residential acre.

These densities are not expected to change greatly over the next 20 years. The General Plan provides for a residential population density at buildout of approximately 11.6 persons per net developed acre inside the City limits.

Utilizing the forecast number of persons per household in the year 2000 (the midpoint in the current planning period), the following table identifies the approximate population density for each of the residential land use categories shown on the General Plan map.

Table 4

Approximate Population Density
for General Plan Residential Land Use Categories

Land Use Category	Approx. Units/Acre (Net)	Approx. Units/Acre (Gross)	Population/Acre
Rural, County	.05	.05	.15
Residential Estate	0 - 1.1	0 - 1	0 - 3
Single Family Low	1.1-3.6	1 - 3	3 - 9
Single Family Med	4.8-6.2	3 - 5	9 - 15
Multi Family Low	7.3-14.5	5 - 14	15 - 42
Multi Family Med	15.5-21.8	14 - 21	42 - 63

Source: Community Development Department, 1991

RESIDENTIAL DEVELOPMENT

In 1990, there were 8,157 housing units within the City. Seventy one percent were single family homes. The rest were multi-family units and mobile homes. Converting forecast population to dwellings, by the year 2010 approximately 13,800 housing units can be expected in the City plus its Sphere of Influence, an increase of about 5,740 units.

The General Plan will accommodate 7,657 new dwelling units within the City and the Sphere of Influence, about 13.8% greater than the forecast demand for housing to the year 2010. General Plans usually contain more land than is needed for the forecast period in order to allow for error in the forecast, land not available for development and other restrictions on supply.

Table 5

Existing and Future Dwelling Units
[City and Sphere of Influence (SOI)]

Currently Developed (1990)	Single Family	5682
	Multi Family	<u>2279</u>
	TOTAL	7961
Vacant, planned and zoned (1990)	Single Family	5708
	Multi Family	<u>2207</u>
	TOTAL	7915
Forecast Demand (increase to 2010)	Single Family	3320
	Multi Family	<u>1422</u>
	TOTAL	4742
Total Buildout	Single Family	11390
	Multi Family	<u>4486</u>
	TOTAL	15876

MEASURE P AND THE RESIDENTIAL DEVELOPMENT CONTROL SYSTEM

In November 1990, the voters of the City of Morgan Hill approved an initiative that extended the City's Residential Development Control System (RDCS) for another 10 years - to the year 2010. Measure P, as it is known, also raised the population cap to 38,800 and made a number of related changes to growth control regulations.

Measure P also directed that the basic provisions of the initiative be included in the General Plan. These provisions are listed below under the heading Residential Development Control.

The provisions of Measure P were approved as a voter initiative and cannot be amended except by another public vote.

RESIDENTIAL DEVELOPMENT CONTROL

The following provisions shall apply to all residential development in the City, and to any residential development that requires provision of urban services by the City, to and including fiscal year 2009/2010.

A. REQUIREMENT OF DEVELOPMENT ALLOTMENTS FOR ALL RESIDENTIAL DEVELOPMENT

For the years to and including fiscal year 2009/2010, no residential development shall be undertaken, and no discretionary permit or building permit shall be issued, in the City of Morgan Hill unless a development allotment has been obtained therefore in accordance with the provisions of this section of the General Plan and the Residential Development Control System (RDCS) set out in the Morgan Hill Municipal Code, except one dwelling unit developments which are not part of a current, planned or potentially larger subdivision, and except secondary dwelling units ("granny

units"). The Residential Development Control provisions of this section shall apply to all types of residential development in the City of Morgan Hill, including single family (which includes mobile homes) and multi-family housing.

B. NUMBER OF DEVELOPMENT ALLOTMENTS

The population ceiling for the City as of January 1, 2010 is 38,800. This ceiling shall not be increased, regardless of whether additional lands are added to the City or its Urban Service Area. The increased burden on City services imposed by development outside the present City limits adversely affects the City's ability to provide services to developments within the present City limits.

The number of residential development allotments for any fiscal year shall be limited to a number equal to the desired annual population increase for that fiscal year divided by the occupancy level per dwelling unit. For purposes of this determination, the annual desired population increase shall be equal to the difference between 38,800 and the population of the City of Morgan Hill on January 1 of the previous fiscal year, divided by the number of years remaining between said previous fiscal year and fiscal year 2009/2010. The population of the City of Morgan Hill on January 1 of said previous fiscal year shall be equal to the most recent population determination by the California State Department of Finance. The occupancy level per dwelling unit, for purposes of calculation of annual allocations, shall be determined by the State of California, Department of Finance estimate for the City of Morgan Hill.

The number of development allotments shall be divided between conventional single family dwellings, mobile homes and multiple family dwellings in a manner determined each year by the City Council, provided that no less than 33 percent of all allotments shall be awarded to single family dwelling units.

The number of affordable/elderly dwelling units shall be assigned in a manner consistent with state law for the total number of allotments to be assigned for that year. No less than one third of the total annual allotments shall be awarded to developments to the east of Monterey Road and no less than one third of the total annual allotments shall be awarded to developments to the west of Monterey Road, with the remainder distributed on the basis of points received and without regard to the east/west distribution. The City Council may, if it chooses, further divide the allotments according to geography, price, development size, and similar criteria as deemed necessary to provide for the general welfare.

C. DEVELOPMENT ALLOTMENT APPLICATIONS AND EVALUATIONS

The annual development allotments shall be allocated to proposed developments in accordance with a Residential Development Control System set out in the Morgan Hill Municipal Code. This system shall provide for awards of development allotments based on the number of points scored for all development proposals for each year. The point scale used shall take into account the impact of the proposed development on the following public facilities and services: schools, water supply system, sanitary sewer and treatment plant, drainage and runoff, fire and police protection, traffic and other municipal services.

Proposed developments shall be awarded points for provision of schools, and related facilities, open space, orderly and contiguous development, public facilities, parks and trails, low and moderate income housing and housing for the elderly, and diversity of housing types; and for quality of architectural design and site design.

Small residential developments provide special benefits to the City by encouraging local developers, providing design variety, and promoting utilization of smaller lots. These developments do not impose as high a burden on municipal services as do larger projects, because their demands are incremental and they tend to be infill developments. Such small developments may be unable to compete with larger developments in terms of the levels of amenities provided. In order to treat small developments in a manner reflecting their benefits to the community, the Residential Development Control System shall be designed to provide for small development through appropriate means selected by the City Council, such as a separate small project competition and a more streamlined and less costly process.

In implementing the provisions of the Residential Development Control System and making awards of development allocations, the City Council shall comply with Government Code Sections 66000 et seq.

D. EMERGENCY SITUATIONS

No residential development shall be permitted during a period of emergency or severe impaction of public facilities, as declared by the City Council pursuant to provisions of the Municipal Code. The declaration of an emergency or severe impaction situation may be based on determinations of emergency overcrowding of the schools, mandatory water rationing, sewage system operating at 95% capacity, or other endangerment to the public health, safety or welfare. The Council shall, in implementing this provision, comply with the provisions of Government Code Section 65858.

E. OPEN SPACE CONVERSIONS

1. No development allocations shall be awarded for a development proposal pursuant to this chapter and the RDCS unless the public benefits included in the proposal are secured in a permanent and enforceable manner. Lands that are designated for private or public open space, greenbelts, parks, paths, trails, or similar scenic and recreational uses in a residential development allotment application under this section shall, once the application is approved, be limited to the uses specified in the application through the use of permanent dedications, easements, or similar devices.
2. With respect to development allocations already awarded, wherever legally possible no further building permits shall be granted for a project until such public benefits specified in the development application, particularly but not exclusively open space dedications, have been secured in a permanent and enforceable manner.
3. The lands within the City of Morgan Hill that are designated "Open Space" on the Morgan Hill General Plan Land Use/Circulation Elements map, as amended through March 1, 1990, are hereby reaffirmed and readopted through FY 2009/2010. This provision shall not prevent the City Council from designating additional lands as open space.

F. URBAN SERVICE AREA RESTRICTIONS

The City of Morgan Hill shall neither apply to LAFCO, nor otherwise request or support, the addition of any land to its Urban Service Area, until such time as the City Council finds that the amount of undeveloped, residentially developable land either to the east of Monterey Road or to the west of Monterey Road within the existing Urban Service Area is insufficient to

accommodate five years worth of residential growth for the land on that side of Monterey Road. The projected rate of growth for purposes of this determination shall be the rate of growth provided for by this section of the General Plan and the RDCS. After making such a finding of space insufficiency, the City may support the addition to the Urban Service Area of land only on the side of Monterey Road having the insufficiency, and only to the extent necessary to support five or fewer years of growth on that side of Monterey Road.

The City Council may formulate standards by which it may make exceptions to the above-stated provision, for desirable infill. Desirable infill is defined as a tract of land not exceeding twenty acres and abutted on at least two sides by the City or abutted on one side by the City and having two other sides within a quarter mile of a City boundary (as determined by a perpendicular line drawn from the side of the parcel to the City boundary) and whose inclusion into the Urban Service Area would not unduly burden City services and would beneficially affect the general welfare of the citizens of the City. The standards set up for granting such exceptions must include criteria to prevent repetitively granting exceptions to the same applicant, development, or parcel.

This section is not intended to, and shall not be applied to, restrict or constrain the discretion of the LAFCO, nor to prevent any action required by the Cortese-Knox Act or by any Court judgement.

Because of the shortage of services and resources facing the City of Morgan Hill (e.g., water, sewer, schools, streets, fire and police protection), and in order to assure that such services and resources are not unduly burdened further, urban sprawl and noncontiguous development must be discouraged. Therefore, for any land added to the Urban Service Area between March 1, 1990 and the effective date of this initiative and not considered "infill" as defined above, the

City shall not provide urban services to support any development at a higher density than is provided for in the Santa Clara County General Plan as of March 1, 1990.

G. URBAN SERVICES EXTENSIONS

The City of Morgan Hill shall grant no new extensions of urban services for residences beyond its Urban Service Area except in the event that 1) Morgan Hill has entered into a mutual aid or reciprocal emergency agreement for police, fire, or other emergency services to be provided by City facilities on County land; or 2) an owner of an existing development requests an extension due to the failure of an existing septic system or well and the City Council makes a finding that denial of services to that development would have a direct adverse impact on the public health and safety.

GOAL 10. A Variety of Housing Types and Densities

- Objective** Encourage higher residential densities at locations where convenient access and adequate infrastructure is readily available.
- Objective** Continue to provide for mobile home park and modular home developments at appropriate locations within the City, employing high standards of site planning and design.
- Policy 10a.** Utilize the range of residential land use categories defined in Table 6 in order to provide for a full range of residential densities and housing types.
- Policy 10b.** Use the densities and parcel sizes specified in Table 6 to determine what zoning categories are compatible with each land use category.
- Policy 10c.** With the exception of a single family home on an existing lot, which may be allowed after receiving site review approval, development of property designated Multi Family shall be at a density no less than the minimum prescribed by the General Plan.
- Policy 10d.** Promote the intermixture of housing types and lot sizes within single family and multi family developments of five or more lots or units, including mobile home parks.

- Policy 10e.** Provide for smaller lot sizes for single family development utilizing planned unit development procedures or by conditional use permit.
- Policy 10f.** Encourage mobile home parks to develop within appropriate areas of the community to provide additional forms of affordable housing.
- Policy 10g.** Allow mobile home parks and mobile home subdivisions within the Multi-Family (Low) density areas shown on the Land Use Element map as a permitted use and in other residential designations by use permit.
- Policy 10h.** Require all mobile home park and subdivision development to be well sited and designed and subject to Residential Planned Development zoning.
- Policy 10i.** Support actions to maintain an adequate supply of single family housing throughout the community, including provision of affordable single family housing to those persons who work within the community.

Table 6

Residential Land Use Categories
and Compatible Zoning Categories

Residential Land Use Category and Net Density Range ¹	Zoning Category and Minimum Parcel Size	Net Area Per Dwelling Unit
Residential Estate (0 - 1 Du/Ac)	R-E 100,000 sq. ft.	100,000 sq. ft.
	40,000 sq. ft.	40,000 sq. ft.
Single Family Low (1 - 3 Du/Ac)	R-E 40,000 sq. ft.	40,000 sq. ft.
	20,000 sq. ft.	20,000 sq. ft.
	12,000 sq. ft.	12,000 sq. ft.
Single Family Med. (3 - 5 Du/Ac)	R-1 9,000 sq. ft.	9,000 sq. ft.
	7,000 sq. ft.	7,000 sq. ft.
Multi-family Low (5 - 14 Du/Ac)	R-2 7,000 sq. ft.	3,500 sq. ft.
	6,000 sq. ft.	3,000 sq. ft.
Multi-Family Medium (14 - 21 Du/Ac)	R-3 6,000 sq. ft.	2,000 sq. ft.

¹ These are average density ranges and do not include any density bonuses as may be permitted under the Zoning Ordinance and other development regulations.

Policy 10j. Under the Residential Development Control System (RDCS) procedures, continue to emphasize single family development in the distribution of units between single family and multi family development.

Policy 10k. To the maximum extent possible, emphasize single family units in affordable housing allocations, publicly assisted housing programs, and rehabilitation projects.

Policy 10l. Give priority to the preservation and rehabilitation of single family neighborhoods within the City.

Action: Continue innovative rehabilitation and preservation programs funded through innovative financing techniques, utilizing money from City, State, Federal and other sources.

GOAL 11. Residential Areas in Quiet Locations Away from Freeways and Major Streets

Objective Encourage future residential development projects to meet the neighborhood-unit principles where through-traffic is discouraged; local streets are safe, convenient and aesthetically pleasing; and schools, parks and other educational facilities are centrally located to serve the immediate residential area.

Policy 11a. Locate residential areas to maximize separation from arterial streets and highways and other possible conflicting uses.

Policy 11b. Require new or expanded residential areas that are located next to arterial streets to meet increased setback requirements and minimum sound impact standards, using techniques other than sound walls if at all possible.

Action: Expand the Noise Element to identify noise impact areas and develop programs and standards, other than sound walls, to minimize noise impacts on residential development.

Policy 11c. If sound walls are necessary, use architectural techniques and landscaping to minimize the visual impact of the walls.

GOAL 12. Multi Family Use Concentrated Around the Downtown

Policy 12a. Provide for adequate supply of well located multi-family housing - located convenient to shopping, services, and transportation routes.

GOAL 13. Distinct Neighborhoods Separated by Greenbelts

Objective Encourage the individuality and identity of each neighborhood. Upgrade the overall residential environment through excellence of design and landscaping.

Policy 13a. Design residential neighborhoods so that they are distinct and separated from neighboring uses.

- Action:** Prepare a study identifying existing and future neighborhoods and recommend actions such as special setbacks, variations in lot sizes, special design themes, signing and roadway and sidewalk materials, and other methods of strengthening neighborhood identity.
- Action:** Use the existing and planned local and subregional drainage and flood control system and other publicly owned or restricted land to separate residential areas from each other and other uses.
- Action:** Amend the General Plan to identify needed neighborhood separators where they currently do not exist.
- Action:** Expand linear park system elements in the Parks and Recreation Plan in those areas where they separate neighborhoods.
- Policy 13b.** Encourage the clustering of residential units to promote open space and recreation areas and provide buffer areas between different land uses (i.e., industrial and residential).
- Policy 13c.** Provide for an acceptable transition in lot size and density between adjacent residential areas.
- Policy 13d.** Utilize the land use categories and densities contained in the Llagas Valley Plan as more detailed specifications of uses and densities within this subarea (see Appendix).

D. ECONOMIC DEVELOPMENT POLICIES AND ACTIONS

EMPLOYMENT

Total employment within the Morgan Hill area is forecast to increase from about 8,000 jobs in 1987 to about 25,000 in the year 2010. This is a rate of increase of approximately 5% annually. Manufacturing employment is forecast to increase the most rapidly and make up about 50% of all employment by 2010. Agricultural employment will decrease and make up only about 2% of all jobs by 2010. The number of people employed in retail jobs will double, but their percentage in the work force will decline to about 13%. Service employment will triple, but remain a relatively constant 22% of total employment.

The rate of employment growth is projected to be greater than population growth over the planning period. This will improve the City's jobs/housing balance and permit more residents to work in the community rather than commute out. The current jobs/housing balance is estimated to be .63 jobs per employed resident and is forecast to increase to 1.14 jobs per employed resident in 2010. This implies that Morgan Hill eventually will become a net importer of workers.

Goals, Policies and Action 15 through 19 provide a basic guideline for economic development activities.

Table 7
Employment Projections for Morgan Hill and Sphere of Influence

<u>Morgan Hill and Sphere of Influence</u>	<u>1985 Number %</u>	<u>1987 Number %</u>	<u>1990 Number %</u>	<u>1995 Number %</u>	<u>2000 Number %</u>	<u>2005 Number %</u>	<u>2010 Number %</u>
<i>Agriculture/Mining</i>	814 11%	880 11%	792 8%	650 5%	531 3%	436 2%	516 2%
<i>Manufacture/Wholesale</i>	1,406 19%	1,520 19%	2,574 26%	4,680 36%	7,965 45%	10,464 48%	12,900 50%
<i>Retail</i>	1,554 21%	1,680 21%	1,980 20%	2,210 17%	2,478 14%	2,834 13%	3,096 12%
<i>Services</i>	1,628 22%	1,760 22%	2,376 24%	2,990 23%	3,894 22%	4,796 22%	5,676 22%
<i>Other</i>	1,998 27%	2,160 27%	2,178 22%	2,470 19%	2,832 16%	3,270 15%	3,612 14%
<i>Total Jobs</i>	7,400 100%	8,000 100%	9,900 100%	13,000 100%	17,700 100%	21,800 100%	25,800 100%
 <u>Ratio Jobs/Employed Residents</u>							
<i>Morgan Hill S.O.I.</i>	.63	.63	.72	.82	.94	1.11	1.14
 <u>Annual Change S.O.I.</u>							
<i>Change in Population</i>	3.37%	2.21%	2.23%	2.24%	2.33%	2.31%	
<i>Change in Employment</i>	3.98%	7.36%	5.60%	6.37%	4.25%	3.43%	

Source: Association of Bay Area Governments, and Economics Research Associates

GOAL 14. *More Opportunity For Employment In The Community*

- Objective** Provide a diversified economic base for the City.
- Objective** Designate sufficient areas of land to promote the development of a full-service balanced community containing enough jobs, commercial and recreational activities for a population of approximately 39,000 within the City limits by the year 2010.
- Objective** Consider socio-economic impacts as a prime factor in determining the type of industry being recruited, with emphasis on providing a variety of job types for existing residents.
- Objective** Economic development should be diversified. Cities should encourage types of economic development which address identified community needs (City and County areas) and which are planned so as to minimize negative impacts. (SCJP 2.00)
- Policy 14a.** Promote economic development that creates community self-sufficiency in jobs, housing and services, and addresses the needs of all socio-economic segments of the community, creating employment to support the needs of South County residents. (SCJP 2.01)
- Policy 14b.** Promote a diversified economic base in order to provide a variety of job types and skills and to insulate the local economy from possible economic downturns. Encourage agriculture as an appropriate part of the economic mix. (SCJP 2.02)

- Policy 14c.** In considering which industries to promote, attention should be given to their impacts on economic development, jobs/housing balance, transportation, energy, public services, water and air quality, and natural and heritage resources. Recognizing the strong interrelationship between industrial growth, jobs/housing balance and transportation system capacity, information generated from monitoring programs should be used to assess the demand created by industrial development for additional housing and transportation improvements, as well as the impacts on water and air quality and on natural and heritage resources. (SCJP 2.03)
- Policy 14d.** Provide for adequate amounts of appropriately located land designated for commercial/industrial/service activity.
- Action:** Include within the annual General Plan review an evaluation of the adequacy of land available for commercial/industrial/service activities.
- Policy 14e.** Insure that there is an adequate number of parcels of varying sizes properly located to meet the needs of anticipated commercial and industrial development.
- Policy 14f.** Insure that the Circulation Element and road improvement programs provide for convenient access to commercial/industrial and service land.
- Action:** Plan for the location of a CalTrain depot in the vicinity of the Monterey/Cochrane Road/ Madrone area.

Policy 14g. Support the development of training programs through the school and local employers to maintain and expand a local labor force with skills that match anticipated employment needs.

Policy 14h. Perform an annual monitoring of the ratio of jobs to housing within the community as a part of the annual General Plan evaluation.

Action: Analyze the jobs and housing situation each Fall. As the jobs/housing ratio approaches 1.0, evaluate the rate of development and total acreage of industrial and commercial land. Use this jobs/housing information to evaluate annexation applications and urban service area boundary readjustment, and industrial development proposal approvals.

Policy 14i. Seek to attain and maintain a reasonable balance between jobs within the City and housing within the City's Boundary Agreement Area through the use of:

- a. general plan land use designations,
- b. zoning and other land use controls,
- c. growth rate controls on housing and job growth,
- d. sewer capacity allocations, and
- e. incentives and policies to attract industry that will be able to utilize the local labor force.

Policy 14j. Provide housing at a range of costs that meet the needs of all sectors of the Morgan Hill work force.

GOAL 15. *Viable Business Parks*

Policy 15a. Establish industrial development programs to encourage new business and industries to locate in local business parks.

GOAL 16. *An Expanded Tourist Industry*

Policy 16a. Encourage tourism as a local industry.

Policy 16b. Emphasize public projects that support tourism (i.e., park area for special events, cultural center).

Action: Carry out Downtown Design Plan projects that promote or support tourism.

Action: Create and promote tourist-oriented commercial projects and industrial activity such as wine tasting rooms and wineries, farmer's markets, food import centers, local craft and industry sales outlets, outdoor restaurant facilities.

Action: Encourage recreational industrial and recreational retail outlets (e.g., boating, camping, and hiking suppliers).

Action: Work with the Chamber of Commerce to increase the distribution of information on county and regional parks, recreation facilities, and area wineries.

GOAL 17. *Economic Activity Around Freeway Interchanges*

Policy 17a. Encourage diverse highway and tourist oriented economic activity around freeway interchanges.

Policy 17b. Locate highway oriented service commercial land uses in the immediate vicinity of the freeway intersections at Dunne Avenue and on the west side of the freeway at Cochrane.

Policy 17c. Orient development on the northern half of the area designated Commercial at the southeast quadrant of the intersection of Cochrane Road and the South Valley Freeway to highway and tourist uses and the southern half to uses supporting activities of the Saint Louise Hospital, such as a pharmacy and doctor's offices.

Uses on the commercial property at the southeast corner of Cochrane Road and Murphy Avenue also shall be hospital support uses.

Policy 17d. Apply the high design standards associated with the City's Gateway Policy to all freeway commercial development.

GOAL 18. *Tourist and Recreation Oriented Commercial Development Along the Freeway*

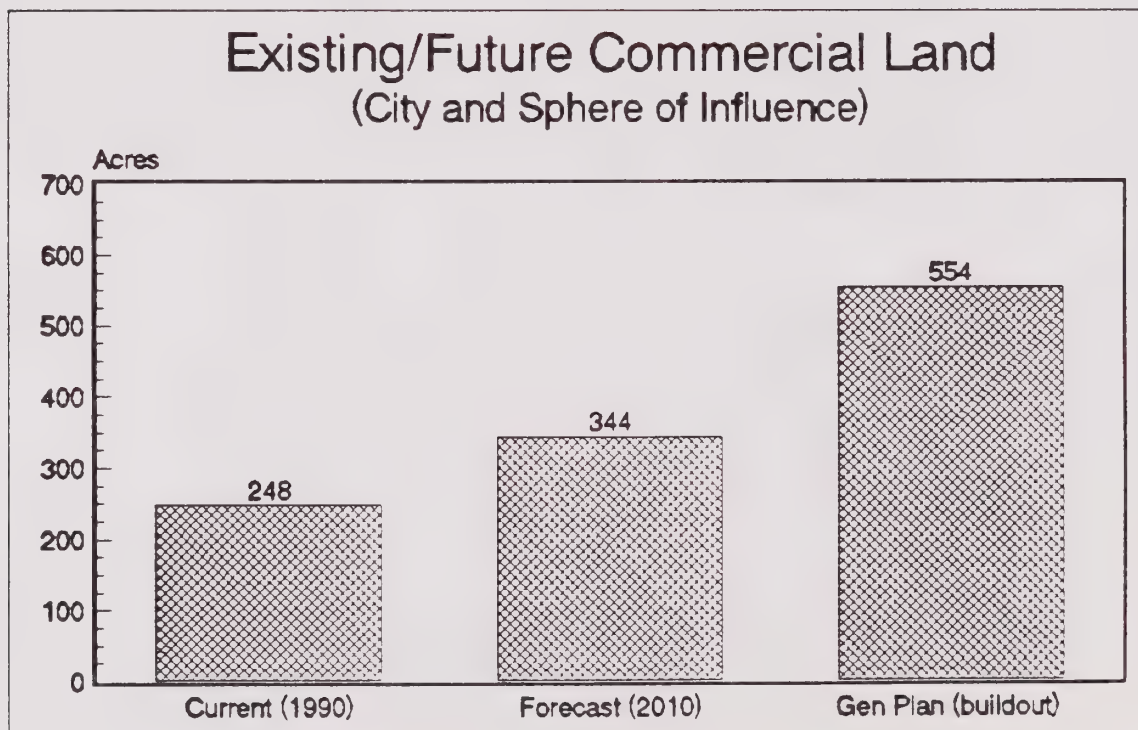
Policy 18a. Encourage the location of tourist and recreation oriented commercial development along the freeway.

Policy 18b. Reserve land around freeway interchanges that is designated commercial for highway and tourist oriented uses such as motels, restaurants and service stations and other uses that require high visibility and excellent access such as home improvement centers, home furnishing centers, and other large scale retailers except for the southwest quadrant of the freeway and Dunne Avenue interchange where general commercial may be permitted.

E. COMMERCIAL AND OFFICE DEVELOPMENT POLICIES AND ACTIONS

The General Plan provides for sufficient land for commercial development to ensure a variety of uses conveniently located to meet the needs of Morgan Hill residents. The Plan also focuses on the expansion and upgrading of the downtown business district as the traditional commercial center of the community.

Figure 2



In 1988, the City had about 250 acres of land developed in commercial and office uses. Employment forecasts indicate a demand for an additional 100 acres by the year 2010. The Land Use Element provides for a total of 554 acres of land for commercial use throughout the planning period. The excess insures that an adequate variety of parcels - both size and location - will be available for uses that wish to locate in the City.

Table 8

Existing and Future Commercial Land
Under the General Plan (for Sphere of Influence)

Currently Developed (1988 - acres)	248
Vacant, Planned and Zoned (1990)	306
Forecast Demand (increase to 2010)	96
Excess	+210
3x's 10 year demand (1)	102

(1) Rule-of-thumb to insure adequate amount of vacant land to maintain price competition, Economic Research Associates, Evaluation of Economic Policy Issues, July, 1988.

GOAL 19. Sufficient Office and Commercial Development to Serve the Needs of the Community

Objective Encourage a variety of commercial developments inside the established commercial areas of the City to meet the needs of its residents and to allow small limited commercial uses compatible with the needs of local neighborhoods.

Policy 19a. Plan for a total of 400-500 acres of commercial land by the year 2010.

Policy 19b. Provide for a variety of commercial use categories in the Zoning Ordinance to implement the commercial land use policies specified in the Land Use Element.

Table 9

Commercial Land Use Categories

Type of Land Use	Compatible Zoning Category
Service Commercial	C-S
Neighborhood Commercial	C-N
Community Commercial	C-G
Downtown (Mixed use area for commercial and residential)	CC-R
Highway Commercial	CGT
Theme Unit Development	TUD
Office Commercial	CO
General Commercial	PUD-Commercial

- Policy 19c.** Apply the office commercial or PUD zoning category to those commercial areas where limited traffic volumes are required because of significant existing or anticipated traffic congestion. Where the PUD category is used, permitted uses shall be restricted to those that generate an average of less than 41 vehicle trips ends per day per 1000 sq. ft. of gross building space.
- Policy 19d.** Utilize office commercial or PUD zoning along the east and west of Monterey Road from Cosmo Avenue to the centerline of San Pedro Avenue in order to limit additional development to low traffic generating uses.
- Policy 19e.** Encourage mixed commercial, professional and office development along Monterey Road, between Dunne Avenue and Watsonville Road.
- Policy 19f.** Allow professional offices (i.e., lawyers, real estate, doctors, dentist) in neighborhood commercial, community commercial and service commercial areas. Medical and dental offices may also be located in residential zones, subject to a use permit. These professional offices shall be allowed at a level of development that is compatible with the surrounding area and which meets the needs of the community.

Policy 19g. Permit medical facilities under a three-tier hierarchy, with a full service hospital allowed within a PUD zoning category; medical clinics allowed within the Central or General Commercial zoning category; and medical offices allowed as designated in Policy 19f.

Policy 19h. Subject the specific locations of medical facilities in Morgan Hill to the following criteria: access to arterial streets and bus services; compatibility with surrounding land uses with respect to noise, traffic, height, bulk and other factors; and convenience to the population the facility is intended to serve.

Policy 19i. Encourage the continued development of the area adjacent to Peak Avenue, near Nob Hill, as an institutional area, in recognition of the existing land use pattern.

GOAL 20. Expanded Shopping Opportunities

Objective Promote quality design, visual attractiveness, proper location, adequate sites, sufficient off-street parking and a convenient circulation system for all recognized commercial areas in the City.

Policy 20a. Provide for community and neighborhood level shopping areas in appropriate locations within the community.

- Policy 20b.** The northeast corner of the Morgan Hill Business Park, consisting of parcels 1 and 2 of the Morgan Hill Business Park, as shown on the Development Plan therefore, and located at the southwest corner of Cochrane Road and the South Valley Freeway, shall be designated for General Commercial uses (Note: This policy was adopted by Initiative and cannot be amended without an affirmative vote of the electorate).
- Policy 20c.** Provide for Service Commercial uses south of Tennant Avenue between Sutter Boulevard and the railroad tracks, along the north side of Tennant Avenue between the railroad and the freeway, and along both sides of Church Street south of San Pedro.
- Policy 20d.** Encourage the development of a future major regional commercial center of approximately 100 acres in Morgan Hill.
- Action:** Direct the Economic Development Commission to identify methods of encouraging the development of a regional commercial center in Morgan Hill and to take actions to promote proposals for such a development.
- Action:** Identify preliminary design criteria and improvements needed for the staged development of a regional commercial center.
- Action:** Prepare a general set of standards, criteria and incentives for potential developers that identify an appropriate development process and improvement schedule for the development of a regional center.

Policy 20e. Identify and preserve an adequate amount of well located land to provide areas for a future regional commercial center.

Action: Work with the County to prepare special area plans for unincorporated areas designated Regional Commercial Reserve that would retain the areas in low intensity uses, and establish the criteria and minimum conditions for future approval of regional commercial development in the area.

GOAL 21. Increased Motor Vehicle Dealerships and Related Commercial Uses

Policy 21a. Encourage motor vehicle dealerships to locate in the City.

Action: Investigate possible programs and incentives to encourage the creation of an auto mall.

GOAL 22. A Vibrant Downtown

Objective Encourage the upgrading of the downtown core by developing and implementing improvement plans to preserve and improve a pedestrian oriented downtown with consideration of such items as architectural theme, site beautification, etc.

Policy 22a. Concentrate land available for office and specialty retail uses in the downtown area.

Policy 22b. Provide incentives for new commercial and other specialty uses in the downtown core.

Action: Initiate a program within the Redevelopment Agency to:

1. acquire and develop, as needed, additional parking areas in and around the downtown core.
2. Reduce the parking requirement for new restaurant and retail development in the downtown core by 30% to 50%.

Action: Review the downtown commercial land use category and associated zoning categories to insure that they will encourage office and specialty retail in the downtown.

Policy 22c. Encourage professional offices to locate in the downtown core area.

Policy 22d. Encourage a mixture of uses in the downtown that will promote its identity as the cultural and activity center of the City.

Action: Develop programs through the Redevelopment Agency to acquire parcels of land as they become available, to assist in assembling larger parcels of land, and to provide land write downs as necessary, to assist high priority uses to locate in and around the downtown.

Action: Review the General Plan and Zoning to ensure that there is adequate land available for an appropriate mix of activities.

Policy 22e. Reinforce the downtown core as a major office, commercial and service center through the implementation of the Downtown Design Plan.

Action: Provide community assistance and support for downtown activities and special events - festivals, art shows, farmer's markets, collector car shows, craft fairs, etc.

Action: Review the proposed Third Street pedestrian mall for possible redesign to increase its attractiveness or usefulness to pedestrians.

Action: Identify appropriate locations and provide incentives for attracting one or more anchor tenants to the downtown core.

Policy 22f. Insure that Circulation Element and road improvement programs provide efficient access to the downtown.

Policy 22g. Locate CalTrain and other transit stops convenient to the downtown.

Policy 22h. Allow mixed uses within structures in the downtown area - e.g. downstairs commercial and upstairs residential.

GOAL 23. Concentrated, Clustered Commercial Areas

- Objective** Reinforce the vitality of downtown and other recognized shopping areas and discourage isolated and sprawling commercial activities along major roads.
- Policy 23a.** Encourage clustered commercial development in appropriate areas throughout the community.
- Policy 23b.** Provide for commercial nodes at major intersections.
- Policy 23c.** Concentrate community level shopping along Monterey Road.
- Policy 23d.** Prohibit general commercial development fronting on Sutter Boulevard outside of the Morgan Hill Business Park.
- Policy 23e.** Group Neighborhood Commercial uses only on one side of a thoroughfare and only on one quadrant of an intersection.
- Policy 23f.** Discourage commercial activities south of Watsonville Road along Monterey Road.
- Action:** Work with the County to limit the approval of new commercial uses in the unincorporated portion of this area.

Policy 23g. Develop parcels within those areas designated for commercial, office or industrial uses on the Land Use and Circulation Element map which are located at the intersections of the South Valley Freeway and arterial streets (except for the southwest quadrant of Dunne Avenue and the freeway) and located at the intersections of Sutter Boulevard and arterial streets under Planned Unit Development (PUD) or Theme Unit Development (TUD) zoning.

Policy 23h. The commercial property bounded by Main, McLaughlin, Central and the railroad tracks shall develop under PUD zoning.

F. INDUSTRIAL DEVELOPMENT POLICIES AND ACTIONS

In 1988, the City had nearly 190 acres of land devoted to industrial uses. Employment forecasts indicate a demand for approximately 350 additional acres by the year 2010. The Land Use Element provides for an additional 618 acres for industrial use throughout the planning period, including about 150 acres designated for low intensity campus type industrial development. The excess insures an adequate variety of parcel locations and sizes to accommodate those uses that wish to locate in the City.

Figure 3

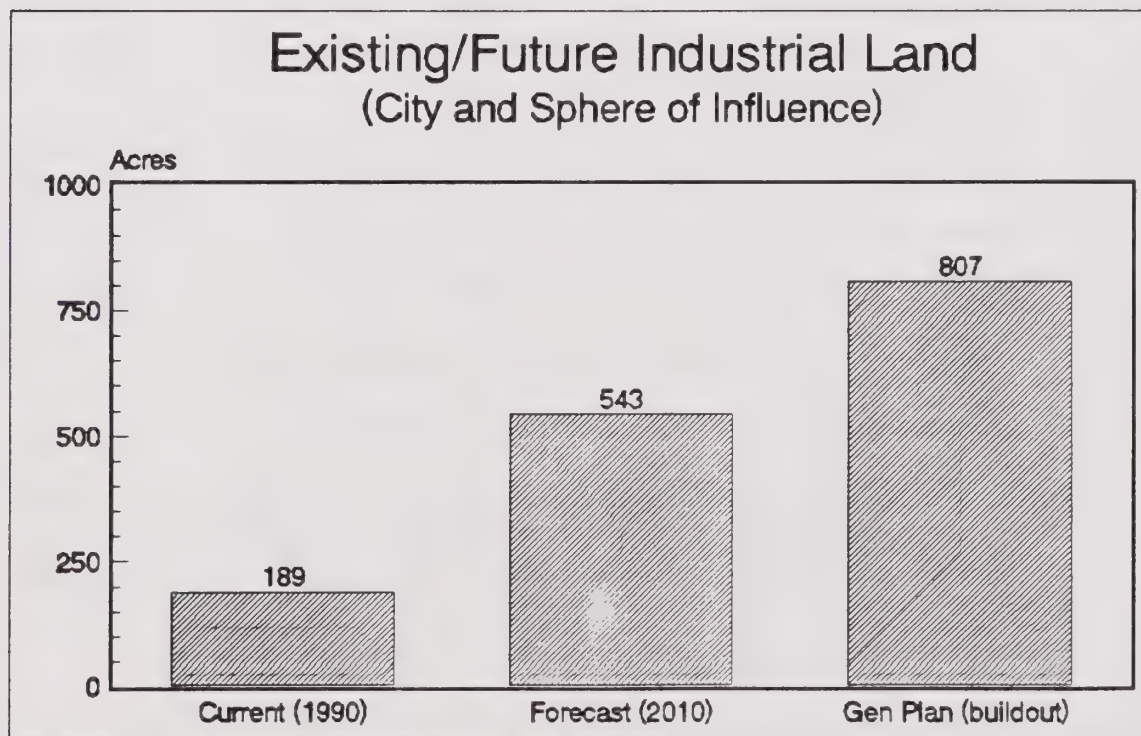


Table 10

Existing and Future Industrial Land under the General Plan
(for City and Sphere of Influence)

Currently Developed (1988 - acres)	189
Forecast Demand (increase to 2010)	354
Vacant, Planned and Zoned (1990)	618
Excess	+264
3 x's 10 year demand (1) (1990-2000)	471

(1) Rule-of-thumb to insure adequate amount of vacant land to maintain price competition, Economic Research Associates, Evaluation of Economic Policy Issues, July, 1988.

GOAL 24. Adequate Land Available for Industrial Development

Objective Protect potentially desirable industrial lands from preemption by residential, residentially-oriented commercial and other unrelated and incompatible uses.

Policy 24a. Plan for the zoning of a minimum of 500 acres of industrial land, beyond currently developed industrial acreage.

- Action:** Evaluate annually the amount of industrial land available for development within the 5-year Urban Service Area and the current jobs/housing balance, and propose expansion or adjustments in General Plan industrial land categories and related zoning as necessary.
- Policy 24b.** Retain and strengthen the City's two major industrial areas - the areas north and south of Cochrane Road west of the freeway and the area east and west of the railroad tracks from south of Tennant to Dunne Avenue.
- Policy 24c.** Encourage the connection of the City's two major industrial areas by industrial development within the strip of industrially designated land along the railroad.
- Policy 24d.** Provide areas for mixed administrative and executive office and light industrial uses in appropriate areas within the community.
- Policy 24e.** Retain an area for Campus Industrial development south of Cochrane Road along the east side of the freeway. Apply the Campus Industrial use designation to other areas of town where the city finds such low density industrial use to be appropriate.
- Policy 24f.** Maintain the southern boundary of industrial uses south of Tennant Avenue area as the easterly extension of the south boundary of the Division of Forestry property.

Policy 24g. Insure that all industrial uses are well sited and buffered from incompatible use. Such buffers may consist of landscaping, earth berms, etc.

Action: Subject all industrial development north of Cochrane Road to design and landscaping standards compatible with Morgan Hill Business Park.

Policy 24h. Recognize the Joleen Way industrial area as having the potential to cause nuisance effects adjacent to residentially zoned property. Future land uses in this vicinity shall be designed to address this potential incompatibility and shall be required to develop under a Planned Unit Development (PUD) or RPD (Residential Planned Development) zoning classification.

Policy 24i. Maintain the Campus Industrial land use classification in order to accommodate industrial office and research and development activities.

The Campus Industrial classification shall require special development criteria including a minimum parcel size of 20 acres, and Planned Unit Development (PUD) zoning with a maximum floor area ratio (FAR) of 0.1 to 0.2. Those areas of a Campus Industrial PUD district not utilized for industrial purposes shall be devoted to open space uses.

Policy 24j. When the Campus Industrial classification is applied along the northern edge of the city, cluster uses away from the freeway and from the northern boundary of the city in order to retain a buffer of open land in this area of town.

G. AGRICULTURAL DEVELOPMENT POLICIES AND ACTIONS

Agriculture has been an important part of Morgan Hill's history. It still plays an important role in the community. It provided 10-11% of the local jobs in the last few years and is a major factor in establishing the rural, open character of the area.

Urban development and agricultural uses often conflict. The City's objective is to minimize those conflicts and to encourage the retention of agriculture in an around the community.

The policies and actions listed below deal with agriculture as an industry. Policies dealing with agriculture as an open space use are located in the Open Space and Conservation Element of the Plan.

GOAL 25. *A Viable Agricultural Industry*

Objective Encourage agriculture as an industry in the area.

Policy 25a. Continue and support agriculture since it contributes to the local economy and helps to delineate urban boundaries. Among other benefits, it is the most productive use for land which is not immediately planned for urban development. More effective methods of support and preservation should be developed. (SCJP 14.00)

Policy 25b. The County and the Cities should reaffirm their commitment to long-term maintenance of agricultural land uses and to agriculture as an economic enterprise in South County. (SCJP 14.00)

Policy 25c. Take positive action to encourage agriculture by supporting policies favorable to agriculture. (SCJP 14.01)

- Policy 25d.** Protect agricultural lands from encroachment by incompatible land uses. (SCJP 14.02)
- Policy 25e.** Maintain the economic viability of agriculture using a variety of methods, such as: contiguous urban development, the designation as agricultural lands those lands which are outside of planned urban areas, minimum lot size designations in agricultural areas, the limitation of land uses in agriculturally-designated areas to agriculture and uses necessary for the support of agriculture, and the encouragement of direct marketing methods. (SCJP 14.02)
- Policy 25f.** Establish areas in South County for the permanent preservation of agricultural lands and programs to accomplish that objective, such as exclusive agricultural zoning, transfer of development rights (TDR) programs, and right-to-farm legislation. (SCJP 14.03)
- Policy 25g.** Preserve some prime agricultural lands in South County (particularly within the prime agricultural areas east and south of Gilroy) for agricultural use through appropriate agricultural land preservation tools, such as exclusive agricultural zoning, transfer of development rights (TDR) programs, and right-to-farm legislation. (SCJP 14.04)
- Policy 25h.** In the County, support continuation of the A-20 and A-40 minimum lot size designations in the agricultural area. (SCJP 14.05)

- Policy 25i.** Support the expansion of the "uses compatible with agriculture" category in County zoning ordinances and Williamson Act policies only when such additional uses will clearly contribute to the long-term viability of agriculture. (SCJP 14.06)
- Policy 25j.** In South County, plan for further urban growth to occur in areas which will avoid encroachment into those agricultural lands with the greatest long-term potential to remain economically viable. (SCJP 14.07)
- Policy 25k.** Convert agricultural land which has been designated for urban growth in an orderly manner to retain the stability and viability of remaining agricultural lands as long as possible. (SCJP 14.08)
- Policy 25l.** Use policies for urban service area extensions and utility extensions to guide urban growth away from long-term agricultural areas. (SCJP 14.09)
- Policy 25m.** Support policies of the Local Agency Formation Commission (LAFCO) which would guide urban development away from those agricultural areas with the greatest potential for long-term economic viability. (SCJP 14.10)

- Policy 25n.** In order to separate agricultural from urban activities, and to minimize land use conflicts, establish buffers between viable agricultural areas and urban expansion areas, limiting activities in these buffer zones to uses which are compatible with both agricultural and urban activities. Specific uses should be defined through an open inter-governmental process. (SCJP 14.11)
- Policy 25o.** Determine the range of activities permitted in agricultural areas of South County through an intergovernmental process, where the range of allowed uses reflect the activities which are necessary to promote the continued economic viability of agriculture in South County. (SCJP 14.12)
- Policy 25p.** Protect significant agricultural activity from encroachment by urban residential development.
- Action:** Wherever existing development patterns and existing and planned roads and other public facilities permit, concentrate urban development adjacent to existing developed areas in order to minimize the impact of development on agricultural land.
- Policy 25q.** Prepare incentive programs and preservation techniques in support of agricultural activities.

- Action:** Study the problems of retaining viable agricultural uses in and around the City, including evaluation of the potential conflicts of agricultural activities with expanding residential development, and prepare incentives and policies to encourage the retention of agricultural activities and to minimize conflicts in the transition from agriculture to urban uses.
- Policy 25r.** Promote agricultural activity by encouraging agricultural related industry and commercial uses within the urban area.
- Policy 25s.** Encourage significant agricultural activity by preserving agricultural sized lots, by helping to provide a market for agricultural products, and by decreasing the costs associated with agriculture by allowing such uses to occur in all areas of the City if these agricultural uses meet minimum standards of compatibility with surrounding land uses.
- Policy 25t.** Regulate land use within a one-half mile buffer area between existing urban development and Grades 1 and 2 soils.
- Action:** Adopt an ordinance which shall specify those land uses necessary to serve as a buffer between urban and agricultural uses.
- Action:** Encourage use of farming cooperatives as community projects within agricultural buffer areas by lease or dedication in order to implement Chapter 18.78.120 B and C of the Municipal Code.

Action: As a part of the update of the Land Use Element of the General Plan readjust the urban service boundary to accurately reflect the 5-year capital improvement plan for the City.

Action: Provide public information concerning benefits of Williamson Act farming co-ops and other agricultural information services (use City of Davis and other actively pro-agricultural cities as a reference).

H. PUBLIC FACILITIES AND SERVICES POLICIES AND ACTIONS

The location and extent of public facilities are shown by the Public Facilities category on the Land Use Element map. The category primarily identifies schools and other public buildings and ground water recharge ponds. There are no solid or liquid waste facilities existing or planned within the Morgan Hill planning area.

I. Public Facilities

- Policy 26a.** Identify public facility and service needs and coordinate their development to minimize costs and to support achievement of community goals. (SCJP 5.00)
- Policy 26b.** Provide an urban level of services and facilities to urban areas. (SCJP 5.01)
- Policy 26c.** Evaluate the need for additional or upgrading of community facilities based on residential densities and neighborhood development patterns.
- Policy 26d.** Support existing and future community facilities by directing new residential development within their service areas.

Policy 26e. Maintain high standards of siting and design in the development of City facilities (i.e., parks, city offices, fire stations).

Action: Require all City projects to go through the same development review procedure as private projects, (i.e., Development Review Committee, Planning Commission and Architectural and Site Review Board (ARB) approval.

II. Schools

Policy 27a. Coordinate community development and school development to optimize educational goals and enhance the school's role as a community resource. (SCJP 4.00)

Policy 27b. Cooperate with the City of San Jose, Santa Clara County, and the Morgan Hill Unified School District to insure a high quality education experience for school age children by providing adequate and safe school facilities, preventing overcrowding, and providing school locations convenient to the population served.

Policy 27c. The school districts, the County, and the Cities of San Jose, Morgan Hill and Gilroy should keep each other informed of growth-and development-related school issues. Hold joint meetings as needed to plan for needed school expansions resulting from new development. (SCJP 4.01)

- Policy 27d.** Control the pattern and timing of growth in a way that allows the school districts to plan and finance facilities in an orderly fashion. (SCJP 4.02)
- Policy 27e.** Coordinate development with the scheduling of capital funds for schools. (SCJP 4.03)
- Policy 27f.** Condition development approvals on the availability of schools. (SCJP 4.04)
- Policy 27g.** Allow school facilities to be used most efficiently and to minimize busing needs, provide for residential development in areas which are served by existing schools, and encourage contiguous residential development and infill development within built-up areas. (SCJP 4.05)
- Action:** Continue to give credits or penalties under the RDSCS for the impact of proposed developments on local schools.
- Action:** Continue liaison activities with the Morgan Hill Unified School District Board, County Board of Supervisors, and the City of San Jose City Council to insure that school overcrowding will not exist and that school sites are planned convenient to residential areas to be served.
- Policy 27h.** Where appropriate, promote the concept of the neighborhood school, which provides education to the children in the neighborhood and serves as a resource facility to the residents. (SCJP 4.06)

- Policy 27i.** Coordinate actions of the Cities, school districts and other community and social agencies to mobilize additional resources to deal with issues which impact the role of schools, such as drugs, job training and teenage pregnancy, so that these are adequately dealt with during periods of rapid growth or change. (SCJP 4.07)
- Policy 27j.** Select sites for new schools carefully to optimize educational goals. (SCJP 4.08)
- Policy 27k.** In order to avoid de facto segregation in schools, plan housing for low and moderate income families throughout the South County where urban services are available. Avoid concentration of such housing in any one area. (SCJP 4.09)
- Policy 27l.** Work with the Morgan Hill Unified School District to promote the design and location of schools that are flexible enough to meet the changing population patterns of the City and that can accommodate diversified community activities of the area, as neighborhoods mature.
- Action:** Maintain a program of communication and cooperation with the Morgan Hill Unified School District in terms of new school locations.
- Policy 27m.** Encourage the upgrading of neighborhood school facilities to serve as the focal point of each neighborhood's social, cultural, vocational and recreational, as well as educational activities.

- Policy 27n.** Where appropriate, locate parks and schools together to optimize their multiple use as community facilities. (SCJP 4.10)
- Policy 27o.** Support existing developed elementary and middle school sites by encouraging new residential development to occur around these sites.
- Policy 27p.** Encourage the Morgan Hill Unified School District to plan for and construct schools to coincide with the planned future growth of the City.
- Policy 27q.** Develop additional funding methods for needed school facilities, since present school financing methods are inadequate and projected growth could more than double school enrollment by 2005. (SCJP 4.11)
- Policy 27r.** Continue to lobby for state legislation to continue to allow collection of impact fees from industrial and commercial projects. (SCJP 4.12)
- Policy 27s.** Work with other local governments and the private sector to evaluate the adequacy of available funding and to develop innovative financing techniques. (SCJP 4.13)
- Policy 27t.** Insure that development impact fees continue to be collected on new construction to the extent allowed by law. (SCJP 4.14)

- Policy 27u.** Insure that development impact fees are commensurate with the cost of the public improvements generated by new development, in accordance with state law. (SCJP 4.15)
- Policy 27v.** Investigate the use of Mello/Roos funds to provide schools for the expansion planned by San Jose in the Coyote Valley. (SCJP 4.16)
- Policy 27w.** The Redevelopment agencies and appropriate Board of Education should negotiate to determine if it is appropriate to use Redevelopment Act contributions to assist schools. (SCJP 4.17)
- Policy 27x.** When appropriate, require industrial and commercial development to provide mitigations for school impacts in accordance with state law. (SCJP 4.18)

III. Sewers and Sanitation

- Policy 28a.** Expansion of the joint Gilroy/Morgan Hill sewage treatment plant should proceed, since additional sewer capacity is a prerequisite for further urban development and urban development is most appropriately served by sanitary sewer systems. (SCJP 6.00)
- Policy 28b.** Septic systems should be used only for low-intensity uses where they will not have a negative impact on the environment. (SCJP 6.00)

- Policy 28c.** Insure that the total capacity for the Gilroy/Morgan Hill Wastewater Treatment Facility, its timing for completion, and configuration are consistent with the South County Plan policies for the overall growth of the South County. (SCJP 6.01)
- Policy 28d.** The Cities of Gilroy and Morgan Hill should determine the best method to increase and fund their sewer treatment capacity in order to facilitate development that is consistent with their general plans. (SCJP 6.01)
- Policy 28e.** Fund the sewer plant expansion in a manner which considers the financing needs of other infrastructure in the South County. (SCJP 6.01)
- Policy 28f.** Work jointly with the city of Gilroy and the County to review sewer needs and plan for the provision of additional sewer treatment capacity to serve South County.
- Policy 28g.** Encourage the County and the Water District to assist in the Cities' wastewater treatment program if feasible and agreed to by the participants. (SCJP 6.02)
- Policy 28h.** Determine San Martin's sewage treatment needs with consideration given to the implications of economics, population, land use, environmental concerns and the governmental status of San Martin. (SCJP 6.03)

Policy 28i. Permit no land uses beyond the proposals for which land use designations have been approved and for which alternative sewage treatment and disposal systems (other than septic tanks) have been approved in concept, requiring the use of alternative sewage treatment and disposal systems until a reliable track record for the type of system has been documented and conditions for ongoing safe and effective operation have been established. (SCJP 6.04)

IV. Water Supply

Policy 29a. New development should not exceed the water supply, and management of water should be made more efficient through appropriate means, such as watershed protection, percolation, reclamation, and conservation. (SCJP 7.00)

Policy 29b. Insure that new development does not exceed the water supply. (SCJP 7.08)

Policy 29c. Make the use of water more efficient through appropriate means, such as conservation and reclamation. (SCJP 7.08)

Policy 29d. Support cooperation among all jurisdictions and agencies pumping water from wells in order to manage the aquifer to preserve the natural ecology of the region, secure the aquifer's utility as a water resource and ensure the water's quality. (SCJP 7.04)

- Policy 29e.** Encourage the water district to continue developing programs to assure effective management of water resources, such as well monitoring, percolation of imported water, reclamation and conservation. (SCJP 7.07)
- Policy 29f.** Continue coordination among the South County jurisdictions and the Santa Clara Valley Water District to assure that the South County will get sufficient deliveries of San Felipe water as needs require. (SCJP 7.06)
- Policy 29g.** Insure that each South County jurisdiction and agency pumping water from wells takes responsibility for knowing the demand that its well pumping imposes on the direction of flow of water and how it affects others that are pumping from the same aquifer in order to prevent adverse impacts on existing groundwater contamination problems. (SCJP 7.03)
- Policy 29h.** Develop a coordinated program in South County to track existing water quality, water supply and water flow monitoring programs and use this information to evaluate current regulations and procedures, and to assess the need for new monitoring programs or for revisions or consolidation of existing programs. (SCJP 7.02)
- Policy 29i.** Continue programs to identify and seal abandoned and unused wells as such wells may be prime sources for transferring contaminants from the upper to lower aquifer. (SCJP 7.01)

Policy 29j. Protect streambeds and other appropriate percolation areas. (SCJP 7.05)

Policy 29k. Encourage the development of water reclamation facilities where feasible, in order to make reclaimed water available to help meet the growing water needs of the South County region. (SCJP 7.09)

V. Local Drainage

Policy 30a. Minimize local drainage problems in South County by preventing inappropriate development in areas which are prone to drainage problems and by using design standards and advanced planning to manage development. (SCJP 13.00)

Policy 30b. Developers of individual projects should be required to mitigate off-site and on-site impacts and, where appropriate, to install local drainage facilities which would contribute to an eventual area-wide solution to local drainage problems, preferably in the context of a master plan for local drainage which should be developed jointly by the Cities and the County. (SCJP 13.00)

Policy 30c. Since County maintenance is limited to maintaining local storm drainage facilities which may affect County roads, require additional funding for any additional storm drain-related maintenance in the unincorporated area beyond that which is currently provided from residents and/or developers. (SCJP 13.01)

- Policy 30d.** Insure that those residents who benefit from as well as those who contribute to the need for local drainage facilities pay for them. (SCJP 13.02)
- Policy 30e.** In the County and both cities, require a storm water management plan for each development which would describe the design implementation and maintenance of the local drainage facilities. (SCJP 13.03)
- Policy 30f.** Develop a coordinated, interjurisdictional master plan for local drainage which also includes consideration of the interface between unincorporated areas and the city drainage systems. (SCJP 13.04)
- Policy 30g.** Ensure that each development provides mitigation of off-site and on-site impacts, as appropriate with appropriate protection of ground-water quality. These mitigations may include limiting runoff to pre-development levels and/or complete solutions to local drainage problems in the vicinity of the development or downstream. Methods may include detention or retention. (SCJP 13.05)

VI. Police and Fire Protection

- Policy 31a.** Provide an equitable level of fire and life safety protection to the people and property of Morgan Hill, as defined in the Morgan Hill Fire Protection and Emergency Medical Master Plan, adopted by the City in June, 1987.

Policy 31b. Promote police and fire security considerations in all structures by insuring that crime and fire prevention concepts are considered in development and design.

Action: Continue to enforce the City's Security Ordinance through the Development Review Committee.

Action: Continue to support Police Department's crime prevention program.

Action: Continue to implement fire safety requirements through the Development Review Committee.

Action: Consider strengthening Fire and Police standards in Chapter 18.78 of the Municipal Code.

Policy 31c. Duplicate records (perhaps in microfilm) of utility systems should be stored in emergency operations centers for continuing operations and repairs of vital services in the event of a disaster.

Policy 31d. Emergency operations center should be evaluated for seismic vulnerability and should be designed and constructed to assure the continuity of vital services following a damaging earthquake.

Policy 31e. Each household should make provisions for storing at least three-and-one-half gallons of drinking water for each family member.

CIRCULATION ELEMENT

CIRCULATION ELEMENT

TRAFFIC AND TRANSPORTATION

Traffic volumes are forecast to increase significantly with the growth and development of Morgan Hill. Using buildout figures derived from the 1980 General Plan and a road system that assumed only programmed or approved road improvement plus a widening of US 101 to eight lanes, volumes at or exceeding capacity were forecast for major portions of US 101 and Monterey Road and parts of Hale, Watsonville Road, Main and Wright Avenues and the Cochrane Road/US 101 overpass.

As part of the 1988-89 General Plan Update, alternative road improvements and land use changes were proposed and tested in order to develop an area-wide road system that would provide an acceptable level of service for expected development.

Policies also were added or expanded to complement and support efforts to extend CalTrain commuter service into South County and to promote and improve bus service and other alternative transportation systems.

THE PLANNED TRANSPORTATION SYSTEM

The city-wide transportation system envisions a coordinated combination of public transit and private vehicles, with the majority of trips continuing to be made by private automobile. In the next few years, extension of CalTrain commuter service to South County is likely to become a reality. With traffic volumes on Highway 101 projected to increase dramatically, CalTrain is forecast to become a popular alternative for commute trips.

Significant expansion of bus service is not likely, but some expansion of express service has been programmed. Expanded local service to employment centers and the CalTrain station will be encouraged.

An expanded system of bikeways are proposed along major arterials to encourage increased bicycle usage.

Traffic studies show that significant improvements will be required in the local road network to handle increases in local traffic and that Highway 101 will have to be widened to handle increased commute trips. Major features of the future circulation system are:

A. North-South Roadways

1. U.S. 101, the South Valley Freeway, expanded to 8 lanes.
2. Sutter Blvd., 4-6 lanes, extended from Monterey Road at Cochrane Road through the Morgan Hill Business Park to join with Monterey at the south end of town.
3. Santa Teresa Blvd., 2-4 lanes, interconnected and extended along the existing right-of-way on the west side of the city.
4. Murphy Ave., 2 to 4 lanes, and Hill Ave., 2 lanes, interconnected and extended to serve future development on the east side of the freeway.

B. East-West Roadways

1. Cochrane Rd., 4-6 lanes.
2. Main, and Tennant widened to 4 lanes, west of the freeway, Dunne widened to 4 lanes both west and east of the freeway.
3. Watsonville Road extended, 4 lanes, from Monterey to connect with Sutter Boulevard.

LEVEL OF SERVICE

Level of Service (LOS) is a way of measuring how well a road is operating, based on the ratio of the volume of traffic to the capacity of the road. A LOS of "A" is a free flowing condition, with volume to capacity at .59 or less. A LOS of "F" is extreme congestion, with traffic volumes at or over capacity.

The City's planned circulation system is designed to operate at a level of service "C" or better in most cases at General Plan buildout (some time after the year 2010). The freeway, however, is projected to operate at LOS D or E at Plan buildout. Localized LOS of D or E conditions probably can be eliminated by intersection improvements or limited widening when necessary.

A. CIRCULATION ELEMENT POLICIES AND ACTIONS

GOAL 1. *An Adequate Road System to Provide for East-West and North-South Trips*

Objective Provide for a balanced, safe and efficient circulation system to serve all segments of the community.

Objective Create a coordinated street system to form a continuous network of four recognized categories of streets designed to serve appropriate land uses and traffic movement, i.e., the freeway, the arterial, the collector street, and the local street.

Policy 1a. Provide a balanced transportation system which assures access to all, and which integrates all appropriate modes of transportation into an effectively functioning system, including such modes as auto, ride sharing, public transit, bicycling and walking. (SCJP 11.00 & 11.01)

Policy 1b. Ensure compatibility of the transportation system with existing and proposed land uses, promoting environmental objectives such as safe and uncongested neighborhoods, energy conservation, reduction of air and noise pollution, and the integrity of scenic and/or hillside areas. (SCJP 11.02)

Policy 1c. Plan, construct and maintain a coordinated and efficient system of local streets and highways throughout the community.

- Policy 1d.** Work with the County to maintain a long range coordinated regional transportation system, using highways, commuter rail systems, High Occupancy Vehicle (HOV) and bus lanes on freeways.
- Action:** Support the T 2000 Plan and actions to update and expand this planning process.
- Action:** In cooperation with the County, work with the Association of Bay Area Governments, the Metropolitan Transportation Commission, Cal Trans, and the U.S. Department of Transportation to implement the regional transportation plan.
- Policy 1e.** Integrate planning for land use and transportation development by insuring that the timing, amount, and location of urban development is consistent with the development of the transportation system capacity, and that land uses are designed to promote use of appropriate transportation modes. (SCJP 11.05)
- Action:** Improve coordination and cooperation between the South County Cities and the County on all South County transportation planning. (SCJP 11.07)
- Action** Develop a Transportation System Management Plan as a means of reducing vehicle trips during peak traffic hours.

Policy 1f. Preserve options for future transportation facilities in advance of development by such means as identification of routes, reservation of rights-of-way, setback of development to accommodate future width lines, and limiting of access along future major arterials. (SCJP 11.06)

Policy 1g. Use level of service "C" or better as the design criteria for roadway improvements that serve predominately new development and level of service "D" or better for roadway improvements in areas at least 50% developed.

Action: Develop an ongoing system of traffic counting and monitoring to determine whether or not service levels are being maintained throughout the community and to ensure that the impacts of new development are based on current traffic data.

Policy 1h. Require any proposals to amend the General Plan that would result in an increase in traffic generation, to demonstrate that approved level of service standards would be maintained or that mitigation measures are adequate to maintain acceptable levels of service on the street system.

Action: Periodically update buildout calculations and input into the city's traffic model.

Policy 1i. Maintain an equitable funding and capital expenditure system to insure that roadways are constructed or improved when needed.

- Action: Develop a system of fees and assessments to cover the cumulative impacts of new development on the overall road system.
- Action: Establish a list of priorities for roadway improvements and establish funding mechanisms to insure that roadway improvements can be built when needed.
- Policy 1j. Avoid creating incomplete public improvements that create public safety hazards.
- Action: Use financial mechanisms such as assessment districts and reimbursement districts for repayment to developers for one-half street and other public improvements not normally required with the development.
- Policy 1k. Continue to require developers to provide for the construction of their portion of arterial and collector streets at the time of development.
- Policy 1l. To the maximum extent possible, fund those road improvements that are required to correct existing deficiencies from general road fund revenues.
- Action: Use City capital funds and assessment district funds to complete those portions of arterial streets not upgraded by developers.

Policy 1m. Require the following streets to be built to arterial standards in the locations shown on the Circulation Element Map:

- Monterey Road
- Dunne Avenue (Santa Teresa Blvd. to Gallop Drive)
- Tennant Avenue (Monterey Road to Hill Road)
- Watsonville Road
- Cochrane Road (Santa Teresa Blvd. to Hill Road)
- Sutter Blvd. (Cochrane Road to Monterey Road)
- Main Avenue (Hale Avenue to Hill Road)
- Murphy (Cochrane Road to Tennant Avenue)
- Santa Teresa Blvd. (Tilton Avenue to California)
- Hill Road (Cochrane Road to Tennant Avenue)
- Edmundson Avenue (Santa Teresa to Monterey Road)
- East Middle (Monterey to Sutter)

Action: Establish centerlines and exact locations of these streets for the purpose of right-of-way dedication or purchase.

Action: Establish improvement projects as necessary through assessment districts or by the Redevelopment Agency in the case of Dunne Avenue and Watsonville Road.

Policy 1n. Require development that occurs along arterial streets to obtain access through a local street or major entrance and not through curb cuts directly onto the arterial street.

Action: Amend the City's development standards to reflect policy 1j. and apply the standard in the review of all applications for development located along arterial streets.

Policy 1o. Require the Planned Unit Developments (PUD's) for commercial, office or industrial uses at the intersections of the South Valley Freeway and arterial streets (as designated on the Land Use/Circulation Element Map) to take access from a public street intersecting with the arterial street a minimum distance of 600 feet from the freeway on and off ramps unless the City Engineer finds that direct access to the arterial street or closer access will meet safety standards or that mitigating actions will be taken to insure safe access and minimum interference with traffic flows.

Policy 1p. Parcels within 800 feet of the Southern Pacific Railroad right-of-way and adjacent to arterial streets (as shown on the Land Use/Circulation Element map) shall be developed in a manner that minimizes interference with future grade separations of the railroad tracks and the arterial street.

Policy 1q. Give special consideration to the design of Monterey Road, balancing its dual function as an arterial street and as an access road to the downtown core and the major commercial areas of the City.

Action: Complete the street design for Monterey Road to require a median along the entire length of the street with left-turn pockets at intervals approved by the City.

Policy 1r. Require Dunne Avenue and Watsonville Road to be designed as well landscaped boulevards and minimize the use of fences and walls in adjacent developments wherever possible .

Action: Designate residential properties fronting on Dunne Avenue as Planned Residential Development in order to maximize the potential for improved landscaping and design.

Policy 1s. Develop a program for planting street trees and landscaping arterial streets and major intersections.

Action: Landscape and include street trees in the public right-of-way (exclusive of paved areas) and medians.

Policy 1t. Require the following streets to be built to collector standards in the locations designated on the Circulation Element Map:

- Cochrane Road, east of Hill Road
- Tilton Avenue
- Burnett Avenue (Monterey to Vista de Lomas)
- Llagas Road (Old Monterey to Woodland Acres)
- Wright Avenue (Monterey to Peak)
- Peak Avenue
- Main Avenue (Hale to Peak)
- Depot Avenue

- Spring Avenue
- DeWitt Avenue (Dunne to Santa Teresa)
- West Middle Avenue
- Sunset Avenue
- Cosmo Avenue
- Olive Avenue
- San Pedro (Monterey to Laurel, Murphy to Hill)
- West Dunne Avenue (Santa Teresa to DeWitt)
- Central Avenue (Monterey to East Lane)
- Church Street (Dunne to Tennant)
- Barrett Avenue (Monterey to Laurel)
- East Dunne (Gallop to Jackson Oaks Drive)
- Del Monte Avenue (Llagas to Wright, Dunne to Cosmo)
- Condit Road
- Diana Avenue (Sutter to Laurel, Murphy to Hill)
- Native Dancer Drive
- Vineyard Boulevard (La Crosse Drive to Tennant)
- La Alameda Drive
- Fountain Oaks Drive
- Saddleback Drive
- Old Monterey (Llagas to Monterey)
- Foothill Avenue
- La Crosse Drive
- Serene Drive - East Lane
- Medical Center Drive (Tennant to Dunne)
- Trail Drive
- Tennant Avenue (Hill to Foothill Drive)
- Hill (Tennant to Maple)
- Murphy (Tennant to Maple)
- Cochrane (Peet to Malaguerra Drive)

Policy 1u. Use City capital funds and assessment districts to complete those portions of collector streets not upgraded when development occurs.

- Action: Preserve right-of-way between existing street portions in order to aid in completing these streets.
- Action: Require all developers to upgrade their portion of Del Monte to City standards when development occurs.
- Action: Establish a project using City capital funds and funds from adjacent property owner on a fair share basis to complete those portions of Del Monte not built by developers.
- Policy 1v. Create a continuous road alignment along Hill Road north and south of Dunne Avenue to form a continuous link and undertake a study with the County to extend Hill Road south of Maple Avenue.
- Action: Develop a plan line for the smooth link connecting the portions of Hill Road north and south of Dunne Avenue and require developers to construct their portion of this link when development occurs.
- Action: In cooperation with the County, determine what traffic facilities are needed south of Tennant Avenue and the Hill Road area.
- Policy 1w. Periodically review speed limits on all City streets.
- Policy 1x. Continue to reserve adequate right-of-way for Santa Teresa Boulevard.

GOAL 2. North-South Traffic Diverted East of the Railroad Tracks

Objective Work with the County and other agencies to plan and develop an effective sub-regional long range transportation system to link Morgan Hill with areas to the north and south without promoting congestion.

Policy 2a. Establish and maintain an adequate right-of-way for a major arterial along Sutter Blvd., extending from Cochrane Rd. generally along the alignment shown on the Circulation Element to connect with Monterey Road at the south end of town.

Policy 2b. Connect Monterey Boulevard to Sutter Boulevard both at the north and south end of town - generally in the vicinity of Cochrane Road at the north and north of California Avenue at the south.

Policy 2c. Provide for the connection of Monterey Road to Santa Teresa south of Cochrane Road.

Action: Design, evaluate and adopt a preferred alternative for the connection of Sutter Boulevard at both north and south locations and for the Monterey Road - Santa Teresa connection.

Policy 2d. Provide for the extension of Watsonville Road westerly across Monterey Road to connect with Sutter Blvd.

Policy 2e. Provide for a future direct connection of Monterey/Sutter to Santa Teresa in the vicinity of California Avenue at the south end of Morgan Hill.

Action: Work with the County to define and reserve an alignment for a Monterey/Sutter to Santa Teresa connection in this area.

Policy 2f. Establish and maintain the right-of-way for two continuous arterial streets east of the freeway, generally utilizing the existing alignments of Murphy and Hill.

GOAL 3. Adequate Parking

Objective Provide for adequate off-street parking in all sections of the City, particularly in the commercial, industrial, and higher density residential neighborhoods.

Policy 3a. Insure that all developments provide adequate and convenient parking.

Action: Periodically review parking standards to ensure their adequacy.

Action: Review the existing parking ordinance and amend where needed to provide for adequate on and off street parking throughout the City. Particular consideration shall be made for the parking problem in the downtown area (Del Monte to Depot and Dunne to Main).

GOAL 4. Improved Commuter Transit Service

Objective Work with the County Transportation Agency and CalTrans to extend commuter rail transit service to the South County area.

Objective Coordinate with the County bus system to provide improved local bus service and to encourage people to ride the bus for local as well as longer trips (i.e., to Gilroy and San Jose).

Policy 4a. Expand public transit as needed to meet the changing needs of the area for local and regional access, including such methods as bus, dial-a-ride, paratransit and rail, where appropriate. (SCJP 11.04)

Policy 4b. Work cooperatively with appropriate transportation planning and provider agencies to encourage new commuter transit service including the extension of CalTrain service to Morgan Hill and Gilroy, and the expansion of existing bus service.

Action: Carefully review the recommendations of the Transportation-2000 Program, particularly as they relate to rail connections between South County and North County and to right-of-way-reservation along major north-south corridors in South County. (SCJP 11.08)

Action: Prepare recommendations for amending land use designations in the General Plan to provide support and destination activities around a CalTrain station.

- Action: Work with County Transit to increase commuter bus service to and from Morgan Hill.
- Action: Investigate the creation of an integrated transit transfer center that would provide convenient transfer between bus, auto and rail.
- Policy 4c. Make existing and future commuter bus service convenient and accessible.
- Action: Work with the County Transit Agency to develop a transit information center where bus schedules are shown and transfer information is given.
- Action: Work with the County Transit system to install enclosed bus shelters at major bus stops.
- Action: Encourage private developers to install bus shelters compatible with City architectural standards.
- Action: Investigate the possibility of locating park and ride facilities on the East side of Highway 101.

GOAL 5. Improved Alternate Transportation Systems

- Objective** Establish a coordinated system for bike travel throughout the entire City.
- Objective** Extend sidewalks, trails and pathways throughout the City to allow for more convenient and safer pedestrian and equestrian movement.

Policy 5a. Promote bicycling and walking as alternate transportation modes for their contribution to health and the reduction of energy consumption and pollution. (SCJP 11.03)

Policy 5b. Create bikeways on appropriate arterial and collector streets including bikeway markings and signs.

Action: Update and expand the City's Bikeways Master plan within three years.

Action: Require developers of new projects to provide bike path markings within bikeway rights of way.

Action: Require developers of projects adjacent to the proposed bikeways to contribute their fair share of funds to a special City Capital fund for the provision of bikeway markings and signs.

Policy 5c. Encourage bicycle parking at major destinations (i.e. downtown, major bus stops, schools and other public facilities).

Policy 5d. Insure adequate pedestrian access in all developments, with special emphasis on pedestrian connections in the downtown core area, in shopping areas and major work centers, including sidewalks in industrial areas.

Policy 5e. Promote improved local transit service, including shuttle service through the downtown and major shopping and employment centers.

Policy 5f. Support a County-wide car/van pool matching program.

Policy 5g. Support local and County-wide programs to encourage employers to promote use of mass transportation.

Action: Investigate methods of working with employers to insure that a minimum of 10% of their employees utilize carpools, transit or other systems consistent with transportation demand management programs.

Action: Encourage employers to provide a flexible set of working hours to ease traffic congestion.

Action: Set up communications and a program of support with the County, the Association of Bay Area Governments and the Metropolitan Transportation Commission.

Action: Require all employers with ten (10) or more employees to provide parking with car and van pool spaces convenient to the employee entrance.

Action: Prohibit long term on-street parking in the industrial and commercial area of the City.

Action: Require major industrial employers to work with county and regional ride sharing associations to coordinate ride sharing programs.

Policy 5h. Design development projects with due consideration to linking off-street parking facilities, where applicable.

Action Require cross-connection of parking lots, where applicable, at the time of design review for all commercial and industrial developments.

Policy 5i. Prepare an annual evaluation to determine what progress is being made toward achieving the Circulation Element's Goals and Policies. This evaluation should occur as part of the annual General Plan review.

**OPEN SPACE AND
CONSERVATION ELEMENT**

OPEN SPACE AND CONSERVATION ELEMENT

A. OPEN SPACE

- Policy 1a.** The South County includes a variety of open space areas, including the valley floor, stream corridors, lands around reservoirs, lands adjacent to scenic highways, the valleys, and the mountain areas beyond the foothills. This variety of open space areas should be preserved and maintained. Greenbelts should delineate and provide contrast to the urban areas of the South County cities. A system of city and regional parks should be created, linked by pedestrian ways, trails and streamside park chains. Implementation of the Llagas and Uvas Creeks as major streamside park chains should be actively promoted. (SCJP 16.00)
- Policy 1b.** The South County jurisdictions should continue to pursue coordinated actions as well as effective individual action to achieve successful implementation of the South County's open space goals and objectives. (SCJP 16.19)
- Policy 1c.** A variety of methods should be used to retain open space and, at the same time, respect the needs and rights of property owners. (SCJP 16.00)
- Policy 1d.** Continue City programs to:
- a. retain important open space lands through planning for orderly, staged urban development;

- b. acquire and develop city and neighborhood parks, providing just compensation for the taking of private lands;
- c. implement portions of trail systems and streamside park chains within their boundaries;
- d. plan and regulate land use to avoid hazardous areas and protect critical natural resources;
- e. designate future open space areas on the General Plan; and
- d. participate in the development of regional open space preservation programs. (SCJP 16.20)

Policy 1e. Give highest priority to stream corridors, lands around reservoirs, lands which provide greenbelts for the cities, and significant hillside features for preservation as open space. (SCJP 16.01)

Policy 1f. Support County programs to:

- a. acquire and develop regional parks in the South County, providing just compensation for the taking of private lands;
- b. protect open space resources by regulating land use to prevent the introduction of uses incompatible with open space resource preservation, within legally permissible limits and preserve open space through planning, regulation, acquisition and/or development rights transfer programs;

- c. plan and regulate land use to avoid hazardous areas and protect critical natural resources; and
- d. continue to provide property tax relief via the Williamson Act to land owners who agree to maintain their lands in open space uses. (SCJP 16.21)

Policy 1g. Use a variety of open space preservation tools to protect open space in South County. (SCJP 16.17)

Action: Continue to use public acquisition, land use regulation, planning and urban development policy, economic incentives to landowners, open space easements, transfer of development rights, planned cluster development, assessment districts, and dedication of additional lands upon development to preserve and protect open space lands. (SCJP 16.16)

Action: Review the recommendations of the Preservation 2020 Task Force prior to their adoption by the Board of Supervisors. (SCJP 16.18)

Action: Investigate the Preservation 2020 Task Force recommendation for using planned cluster development to preserve open space as an appropriate mechanism for protecting South County's prime viewsheds. (SCJP 16.23)

Policy 1h. Preserve El Toro Mountain in open space to the greatest extent possible above the 500 foot contour line on all sides with the exception of the Llagas and Paradise Valleys (where all land above the 600 feet contour elevation should be kept in open space).

Action: Purchase lands on El toro through funds provided by a general bond election and/or grants from State, Federal, and private sources.

Action: Work with Santa Clara County Parks and Recreation Department to incorporate a portion of El Toro Mountain into the Santa Clara County park system.

Policy 1i. Continue to enforce as designated Open Space and Open Space Policies all lands designated as Open Space on the 1990 General Plan and all policies of the General Plan document related thereto.

Policy 1j. Chapter 18.78 of the Municipal Code of the City of Morgan Hill shall be readopted as a part of the action plan for the Open Space and Conservation Element of the City of Morgan Hill pursuant to Section 65561 (b) of the Open Space Land Act.

Policy 1k. The City shall continue to require Park and Recreation in-lieu fees or land dedication to meet the recreation and open space needs of the residents of the city of Morgan Hill.

B. HILLSIDE DEVELOPMENT

- Policy 2a.** Limit the hillside/mountain areas to the east and the west to low-intensity rural uses compatible with open space in order to maintain their integrity as the South County's major scenic and natural resources. (SCJP 16.08)
- Action:** Use the Preservation 2020 Task Force recommendations to support the regulation of hillside development. (SCJP 16.08)
- Policy 2b.** Implement intergovernmental agreements between the County and the Cities, such as specific plans, to address land use and development policies for hillside areas, including the visual effects of hillside development on the ridge-lines. (SCJP 18.09)
- Policy 2c.** Regulate all hillside areas with an average slope in excess of 10 percent by the Hillside Ordinance.
- Policy 2d.** Limit all building pads located within the hillside area (as designated on the Land Use/Circulation Map) to an elevation at or below the 80' vertical drop from the ridgeline.

C. GREENBELTS

Policy 3a. Define the urban areas of the South County Cities with greenbelts. The northern boundary of Morgan Hill should be defined by a Coyote Valley greenbelt comprised of agricultural uses, rural estates and the Coyote Park chain. A similar area should be maintained between Morgan Hill and Gilroy to maintain community identity. (SCJP 16.13)

Policy 3b. Establish a greenbelt between San Jose and Morgan Hill in the Coyote Valley. (SCJP 16.14)

Action: Study the area between Morgan Hill and Gilroy for the purpose of establishing a greenbelt with such land uses as low-density rural residential, agricultural activities such as row crops, and recreation areas. (SCJP 16.15)

Action: Determine the land uses appropriate within a greenbelt by joint planning activities of South County Cities and the County considering such uses as:

- a. low-density residential development,
- b. public parks and recreation areas,
- c. privately-operated recreation areas,
- d. agriculture, and
- e. other appropriate uses. (SCJP 16.16)

- Action: Jointly with Gilroy and the County:
- a. establish policies and implementation plans for greenbelts between cities, and
 - b. identify and help establish a viable source of funding for acquiring and developing regional parks, pathways, and open space. (SCJP 16.22)
- Policy 3c. Septic tanks shall be discouraged within the planning area except in hardship cases as defined by specific criteria to be adopted by the City Council.

D. RIPARIAN AND WILDLIFE HABITAT

- Policy 4a. Maintain riparian systems, streamsidess and floodways in open space or related open space uses such as wildlife habitat, recreation or agriculture. (SCJP 16.10)
- Action: Actively promote implementation of the Llagas and Uvas Creeks as major streamside park chains. (SCJP 16.10)
- Policy 4b. Retain natural streamside and riparian areas in their natural state in order to preserve their value as percolation and recharge areas, natural habitat, scenic resources, recreation corridors and for bank stabilization. (SCJP 15.08)

Policy 4c. Where flood control projects are needed to protect existing development, minimize disruption of streams and riparian systems, maintaining slow flow and stable banks through design and other appropriate mitigation measures. (SCJP 15.08)

Policy 4d. Identify and protect wildlife, rare and endangered plants and animals, and heritage resources from loss and destruction. (SCJP 15.09)

Policy 4e. Preserve all riparian habitats as shown on the Habitats Resources map of the Open Space and Conservation Element in their natural state.

Action:

- a) Require dedication at time of subdivision or improvement of property adjacent to Llagas and Coyote Creeks.
- b) Utilize purchase or dedication of conservation easements along Llagas and Coyote Creeks.
- c) Draft and adopt a Design Ordinance which sets forth creekside and lakeshore design guidelines.

Policy 4f. Preserve all wildlife habitats in their natural state whenever possible.

Action: Minimize development impacts upon wildlife within hillside areas through regulations of the Hillside Ordinance.

Action: Consider development impacts upon wildlife in riparian areas and utilize actions to mitigate those environmental impacts.

- Action: Utilize a land modification matrix to evaluate all land modification and environmental impacts upon wildlife.
- Action: Minimize impacts upon wildlife when considering extending annexations, urban service areas, and other governmental actions which permit urban development of heretofore undeveloped property.

E. CONSERVATION ELEMENT

- Policy 5a. Analyze all development projects within the City of Morgan Hill Sphere of Influence using the environmental resource and constraint maps (which are a part of the Open Space and Conservation Element text) at the time of environmental assessment application.
- Action: Create a land modification matrix for analyzing environmental impacts of construction activity on land.
- Action: Prescribe mitigation measures pursuant to the California Environmental Quality Act as they are recommended in either the action plan or ordinances resulting from the action plan of the Open Space and Conservation Element of the City of Morgan Hill.

Policy 5b. Preserve outstanding natural features such as the skyline of a prominent hill, rock outcroppings, and native trees. All construction shall avoid disturbance to these natural features.

Action: Provide for dedication and/or purchase of scenic easements.

Policy 5c. Establish a city-wide recycling program.

Action: Investigate successful recycling programs in other cities that have implemented and coordinate recycling program proposals with companies that receive and process recyclable materials.

Action: Investigate ways to increase public awareness and participation in a recycling programs.

Policy 5d. Undertake an aggressive litter control program.

Action: Develop litter control programs.

Action: Require litter control considerations in all commercial development.

Policy 5e. Design developments to conserve soil and avoid erosion. (SCJP 13.06)

Policy 5f. Identify and protect wildlife, rare and endangered plants and animals, and heritage resources from loss and destruction. (SCJP 15.09)

Policy 5g. Design streamside development in such a way as to facilitate maintenance of the waterway and protection of the environment and riparian areas. (SCJP 12.04)

Action: Give careful consideration to the use of streets to separate urban streamside development from waterways consistent with Santa Clara Valley Water District recommended streamside street designs. (SCJP 12.04)

Policy 5h. Promote energy conservation techniques and energy efficiency in building design, orientation and construction.

Action: Participate in the formation of a cooperative energy network with other local governments, particularly in Santa Clara County.

Action: In cooperation with PG&E, subject all municipal buildings to an energy audit and perform practicable energy conservation alterations on municipal buildings. Such alterations can include modifying automatic heating and cooling systems, lighting, installation of natural ventilation methods and solar hot water systems, etc.

Action: Develop local ordinances which promote energy conservation and efficiency. Examples of such ordinance include: energy audits, solar access, solar swimming pool heating, insulation and solar retrofit, and solar water heating.

Action: Establish programs under HCD Block Grant rehabilitation or Section 220 funds, to weatherize and solar retrofit existing homes.

- Action:** Emphasize energy conservation building techniques for new residential construction through the implementation of Chapter 18.78 of the Municipal Code.
- Action:** In compliance with Section 66473.1 of the State Subdivision Map Act, promote subdivision design which provides for passive solar heating and natural cooling through the Development Review Committee subdivision review procedures.
- Policy 5h.** Promote water conservation and efficient water use in all public and private development projects and landscaping plans.

F. HISTORIC SITES AND CULTURAL RESOURCES

- Policy 6a.** Preserve and conserve all historical sites and buildings as designated on the Scenic and Cultural Resources Map of the Open Space and Conservation Element text and any future historical sites which are discovered through historical inventory or other means.
- Action:** Monitor discoveries of historic sites to include in Historic Ordinance list.

RECREATION ELEMENT

RECREATION ELEMENT

GOALS AND OBJECTIVES

To give direction and focus to the Parks Master Plan for the City of Morgan Hill, the following goals were developed through a review process involving GPAC, the Planning Commission, and the City Council. Throughout this process, there were numerous opportunities for direct public review and comment, not only on the goals, but also on all elements and ultimately on this Master Plan in its final form.

GOAL 1: Provide for a population not to exceed 38,800 by the year 2010.

OBJECTIVE 1 Develop park lands and facilities that will adequately provide leisure opportunities for this ultimate population.

OBJECTIVE 2 Create a system of neighborhood, community, citywide and regional parks linked where feasible by pedestrian ways, trails and pathways and streamside park chains.

GOAL 2: Develop a community wide park and trail system containing facilities to meet the varied interests of the city's residents while providing a high level of maintenance.

OBJECTIVE 1 Develop park and open space standards that realistically reflect the needs of the City of Morgan Hill and its rural identity.

GOAL 6: Constantly seek out resident involvement in planning delivery of recreational service and park development in the City.

OBJECTIVE 1 Provide for mandatory periodic review not to exceed 5 year intervals of this Park Master Plan.

GOAL 7: Create through implementation of this Park Master Plan a sense of identity to the City of Morgan Hill and pride by its residents.

OBJECTIVE 1 Encourage whenever possible citizen involvement in the implementation of this plan.

A. PARKS

Policy 1a. Consider geographic areas for the location of future regional parks in South County including: the valley floor, stream corridors, lands around reservoirs, lands adjacent to scenic highways, the foothills adjacent to South County, the inter-mountain valleys, and the mountain areas beyond the foothills. (SCJP 16.02)

Policy 1b. Give highest priority to stream corridors, lands around reservoirs, lands which provide greenbelts for the cities, and significant hillside features for future regional park location. (SCJP 16.02)

Policy 1c. Develop a system of neighborhood, community, citywide and regional parks, linked where feasible by pedestrian ways, trails and pathways and streamside park chains. (SCJP 16.03)

OBJECTIVE 2 Encourage the design of schools that can accommodate the community activities of the area, as the neighborhood matures.

GOAL 4: Encourage private business development of public recreational facilities such as equestrian facilities, golf courses, camping facilities, racquetball, bowling alley, etc.

OBJECTIVE 1 Encourage such development within the community when feasible, explore joint community usage of such facilities.

Unit Developments and provision of private recreation facilities.

Encourage such development within the community and when feasible, explore joint community usage of such facilities.

GOAL 5: Explore all possible funding sources available to provide desired facilities and programs in the City of Morgan Hill.

OBJECTIVE 1 In conjunction with the development program, review available sources from the community and other governmental agencies to achieve the development program.

OBJECTIVE 2 Encourage private sector involvement in development of the communities recreational facilities.

Policy 2e. Place high priority on:

- a. implementation of safe on-road bicycle routes through bike lane striping and signage and widening of roadway shoulders where necessary;
- b. acquisition of roadside rights-of-way for pedestrian and equestrian trails and pathways and bicycle routes;
- c. acquisition of streamside areas for pedestrian and equestrian trails and pathways, particularly where the streamsides remain in a natural state; and
- d. implementation of streamside trails in a manner which respects adjacent private property rights. and preserves natural resources. (SCJP 16.07)

Policy 1d. Where appropriate, locate parks adjacent to other community facilities, such as schools, to optimize the multiple use of public open space facilities. (SCJP 16.03)

Policy 1e. The City shall continue to require Park and Recreation in-lieu fees or land dedication to meet the recreation and open space needs of the residents of the City of Morgan Hill.

B. TRAILS

Policy 2a. Develop a system of scenic roads and trails linking the urban area with rural and open space areas, with careful consideration of fire risk, hazards, and protection of natural resources. (SCJP 16.04)

Policy 2b. Provide sufficiently wide access to creeks to accommodate trails, flood control access and protection of riparian habitat. (SCJP 16.11)

Policy 2c. Implement the proposed trails along Llagas, Uvas and Pacheco Creeks and the Pajaro River and connect them to the rest of the county-wide trail system. (SCJP 16.12)

Policy 2d. Distribute all plans for scenic roads, trails, and park lands which require right-of-way dedication upon adoption to interested parties, neighboring jurisdictions and those agencies which are responsible for implementation. (SCJP 16.05)

- OBJECTIVE 2** Develop an arterial trail system that addresses pedestrian bicycle and equestrian modes.
- OBJECTIVE 3** Develop a hiking, recreational bikeways and equestrian trail system as part of the Parks and Recreation Master Plan for the City.
- OBJECTIVE 4** Establish a linear park and trail network throughout the planning area that not only preserves natural amenities but provides alternative routes and means of linking public and private areas.
- OBJECTIVE 5** Develop a maintenance demand schedule to complement proposed development. Development of facilities is only practical if there is an ability to adequately maintain them.
- OBJECTIVE 6** Provide adequate facilities and assistance to Senior Citizens for self development of their recreation interests.
- GOAL 3:** Cooperate with the Morgan Hill Unified School District whenever possible, through joint Planning, design, development and operation of both school and park facilities for the mutual good of both recreational and educational programs.
- OBJECTIVE 1** Develop whenever possible joint school-park sites.

ENVIRONMENTAL SAFETY ELEMENT

ENVIRONMENTAL SAFETY ELEMENT

A. GENERAL LAND USE

- Policy 1a.** New development should avoid hazardous and sensitive areas, and should occur only where it can be built without risking health and safety. New habitable structures should not be allowed in areas of highest hazard such as floodways, active landslides, active fault traces, and airport safety zones. In areas of less risk, development should be limited and designed to reduce risks to an acceptable level. Hillsides should be protected, and development should be carefully controlled on steep slopes. When hillside land is developed, it should be done with minimum disruption of topography and vegetative cover. Natural streamside areas should be left in a natural state. (SCJP 15.00)
- Policy 1b.** Discourage the urbanization of hazardous areas.
- Policy 1c.** Where urban development has not yet occurred such as on the hillsides or valley floor limit major land uses on lands that have geologic constraints associated with environmental factors such as steep slopes, flooding, fragile or scarce wildlife or vegetation, and little or no urban services and facilities to largely open space uses.

- Policy 1d.** Where urban development has already occurred and there has been a heavy capital improvement with urban services available, use mitigation procedures for urban development including: a geologic investigation on a scale commensurate with development where geologic data indicates there is a known or suspected problem.
- Policy 1e.** Direct site preparation in hazardous areas at long term geologic stability.
- Policy 1f.** Known or potential geologic, fire, and flood hazards should be reported as part of every real estate transaction, as well as recordation on documents to be reported for building permits, subdivisions and land development reports. Mitigation of hazards should be noted in the same manner.

B. DEVELOPMENT IN HAZARDOUS AREAS

- Policy 2a.** Keep development in hazardous areas to a minimum by encouraging low-density, low-intensity uses and the types of uses least disruptive to the soil and vegetative cover. (SCJP 15.02a)
- Action:** Cooperate with the South County jurisdictions to develop a process for sharing information relating to development activity in areas of geological concern. (SCJP 15.01)

- Policy 2b.** Regulate development in hazardous areas in such a way that it minimizes disruption of the environment and does not trigger or accelerate the hazardous processes which exist in South County. (SCJP 15.02b.)
- Policy 2c.** Prohibit development on known active landslides and limit development in areas where such development might initiate sliding or be affected by sliding on adjacent parcels. (SCJP 15.02c)
- Policy 2d.** Prohibit development in areas where increased runoff from the addition of impervious surfaces and drainage would increase the probability of downslope landsliding, or where additional projects would add to the cumulative effect of increased runoff, unless a downslope drainage improvement plan has been approved. (SCJP 15.02d)
- Policy 2e.** Cluster development in hazardous areas with dwellings grouped on the least hazardous portion of the property. (SCJP 15.02e)
- Policy 2f.** Limit development in less hazardous areas and design it to reduce risks to an acceptable level. (SCJP 15.03)
- Policy 2g.** Minimize development in fire hazard areas and plan and construct permitted development so as to reduce exposure to fire hazards and to facilitate fire suppression efforts in the event of a wildfire. (SCJP 15.04)

- Policy 2h.** Avoid actions which increase fire risk, such as increasing public access roads in fire hazard areas, because of the great environmental damage and economic loss associated with a large wildfire. (SCJP 15.04)
- Policy 2i.** Prohibit development in floodways and regulate in floodplains to minimize flood damage and be consistent with the federal flood insurance program and Santa Clara Valley Water District regulations. (SCJP 15.05)
- Policy 2j.** Limit development along the shores of reservoirs which can be expected to sustain damage from seismically-induced seiche waves. (SCJP 15.6)
- Policy 2k.** Regarding shoreline development around reservoirs and lakes, damage from possible seiche and landslide splash waves should be considered on a site-by-site basis. The seiche hazard should be particularly considered at Coyote Reservoir, and the landslide splash hazard should be particularly considered at Anderson and Coyote Reservoirs.
- Policy 2l.** Continue to restrict development in areas of poor accessibility should continue. (SCJP 15.07)
- Action:** Do not allow development in areas where access is provided by a single road that could be damaged by faulting or landslides, or where access could be cut off by wildfires. (SCJP 15.07)

Action: Where appropriate, allow development in areas where a second improved access road has been provided for emergency escape. (SCJP 15.07)

Action: Develop alternative north-south access roads through the South County for use in the event that the South Valley Freeway is damaged in a major earthquake. (SCJP 15.07)

Policy 2m. Leave natural streamside and riparian areas in their natural state in order to preserve their value as percolation and recharge areas, natural habitat scenic resources, recreation corridors and for bank stabilization. (SCJP 15.08)

Policy 2n. Minimize disruption by flood control projects needed to protect presently existing development by maintaining slow flow and stable banks through design and other appropriate mitigation measures. (SCJP 15.08)

Action: Continue existing development regulations with monitoring to determine their effectiveness. Make policy changes only after review by all three South County jurisdictions. (SCJP 15.10)

Policy 2o. Maintain current County policies in regard to management of hazardous areas. (SCJP 15.11)

Action: Update all information regarding hazardous areas to reflect current knowledge. (SCJP 15.11)

Action: Monitor experience with hazardous areas in South County to determine if policies and regulations need to be changed. (SCJP 15.11)

- Policy 2p.** Continue to enforce and maintain current zoning and land development ordinances and policies restricting development on hillsides to low-density, low-intensity uses. (SCJP 15.12a)
- Policy 2q.** Continue to maintain and enforce strict grading and building regulations to minimize instability of sloping areas and reduce public costs associated with maintaining roads and utilities on unstable slopes. (SCJP 15.12b)
- Policy 2r.** Require geotechnical investigations on all projects in unstable areas, including areas of expansive soils, prior to construction to insure that the potential hazards are identified and can be properly mitigated. (SCJP 15.13)
- Action:** Negotiate a contract with the State Department of Mines and Geology for completion of a study of the Santa Cruz Mountains from the southern county border to the New Almaden area. (SCJP 15.13a)
- Action:** Contract with a consulting geologist for the review of development projects in potentially hazardous areas with costs covered by a fee to the developer. (SCJP 15.13b)
- Action:** Initiate a public education program which would:
- a. increase awareness of the safety hazards present in South County,
 - b. provide information on mitigation techniques, and

- c. strengthen public support for adopted policies which might restrict development in hazardous areas. (SCJP 15.15)
- d. Develop an agreement concerning the nature of each jurisdiction's participation in the programs and an appropriate cost-sharing structure between the County, Morgan Hill and Gilroy. (SCJP 15.14)

C. HAZARDOUS MATERIALS AND WASTE MANAGEMENT

- Policy 3a.** Continue a program of regular inspections and monitoring to ensure compliance with local, state, and federal regulations in order to reduce the risks associated with the use and handling of hazardous materials and wastes. (SCJP 9.00)
- Policy 3b.** Continue to implement the Joint Powers Pretreatment Program for industrial and commercial hazardous material users and/or hazardous waste generators and coordinate as appropriate with MOU inspections, HMSO regulations, and implementation of applicable state laws. (SCJP 9.01)
- Policy 3c.** Continue to inspect regularly activities that store and/or use hazardous materials, including above-ground and underground storage tanks and related equipment, to ensure compliance with each City's and the County's Hazardous Materials Storage Ordinance (HMSO). (SCJP 9.02)

Policy 3d. Regularly inspect those facilities which store hazardous waste on site for less than 90 days, (a time period for which a hazardous materials storage permit is not required). (SCJP 9.03)

Action: Enforce this inspection via a Memorandum of Understanding between State Department of Health Services (DOHS) and County Health Department whereby the County Health Department would act as an agent of DOHS in enforcing this provision. (SCJP 9.03)

In order to develop maximum efficiency in overall inspection programs, allow the Cities' Hazardous Materials Specialists and Pretreatment Inspectors may conduct inspections on behalf of the County Health Department. (SCJP 9.03)

Policy 3e. Require submittal of a hazardous materials handling plan as a prerequisite for developments requiring zone changes and use permits. (SCJP 9.04)

Policy 3f. In order to minimize potential hazards, require generators of hazardous waste to use on-site pretreatment prior to discharging treated waste effluent into the sewer system, using such methods as neutralization, precipitation and oxidation. (SCJP 9.05)

Policy 3g. Initiate programs to encourage source reduction and waste minimization by smaller firms which generate hazardous wastes in South County by the County and Water Districts. (SCJP 9.06)

- Policy 3h.** Remove vehicles and other equipment that may threaten the quality of water from leaking fuel tanks or oil spills from the site and/or repaired. (SCJP 9.07)
- Policy 3i.** Initiate and coordinate public education programs regarding hazardous materials and waste management among the local jurisdictions. (SCJP 9.08)
- Policy 3j.** During the implementation of "AB 2185" (Calif. Health and Safety Code Chap. 6.95 Division 20 Section 25500 et seq) and successor legislation in South County, make major efforts to achieve maximum integration between newly-mandated actions and elements and ongoing programs (e.g., Hazardous Waste Generator inspections, Hazardous Materials Storage Ordinances and controls and pretreatment), particularly as they apply to:
- a. coordinated permit and fee structure,
 - b. coordinated inspections,
 - c. emergency response ("business") plans,
 - d. training programs,
 - e. evacuation requirements, and
 - f. information requirements. (SCJP 9.09)
- Policy 3k.** Monitor the transportation of hazardous materials and wastes to reduce risks and ensure notification of South County Cities in the event of a leak or spill. (SCJP 9.10)
- Action:** Require that the South County jurisdictions should receive reports from the Department of Transportation and the California Highway Patrol regarding spills or leaks on the highway. (SCJP 9.11)

Action: If a spill occurs while transporting hazardous materials or waste in one of the South County cities or the County, immediately notify the other jurisdictions. (SCJP 9.12)

Policy 31: Consider designating specific transportation routes for the conveyance of hazardous materials and waste, if the South County jurisdiction desires hazardous materials and waste to be transported on routes other than designated truck routes. Controls should be consistent with the area-wide emergency response plan prepared under AB 2185/2187. (SCJP 9.13)

Policy 3m. Support the County's implementation of a Memorandum of Understanding (MOU) between the Department of Health Services (DOHS) and the County Health Department, whereby the County would act as an agent in requiring hazardous material users and waste generators to provide annual records and in monitoring the haulers of hazardous materials and waste. (SCJP 9.14)

Policy 3n. To reduce the risk involved in transporting hazardous waste and to decrease the volume of waste that must be disposed of, encourage the generators of hazardous waste to use on-site pretreatment, such as: neutralization, precipitation and oxidation. (SCJP 9.15)

Policy 3o. Initiate a program to identify and abandon dry wells which have been used to dispose of contaminants. (SCJP 9.16)

Policy 3p. Periodic household hazardous waste collection programs and other related activities should occur on a regular basis in order to limit the types and amounts of hazardous waste entering the ordinary waste stream. (SCJP 8.09)

D. SEISMICITY AND STRUCTURAL DESIGN

Policy 4a. Design and construct critical structures above and beyond the Uniform Building Code requirements where such measures are deemed necessary from available geologic and engineering data.

Critical structures are those structures:

1. Needed after a disaster - emergency communications, fire stations, hospitals, bridges and overpasses;
2. Whose continued functioning is critical - major power lines and stations, water lines, and other public utilities; and
3. Whose failure might be catastrophic - large dams.

Policy 4b. Design critical structures to resist minor earthquakes without damage; resist moderate earthquakes without structural damage; and resist major earthquakes of the intensity or severity of the strongest experienced in California without collapse.

- Policy 4c.** Design critical structures using the "Recommended Lateral Force Requirements:", prepared by Structural Engineers Association of California.
- Action:** Undertake a long range hazardous building inspection program.
- Policy 4d.** The requirements of the Alquist-Priolo Act relative to geotechnical hazard areas shall be adopted into a local ordinance of the City of Morgan Hill in order to mitigate negative environmental impacts in geotechnical hazard areas.
- Policy 4e.** Develop a post-earthquake/flood land use contingency plan and make it available to all agencies normally involved in post-disaster rehabilitation.
- Policy 4f.** Continue and improve public information on earthquake hazards and disaster planning.
- Policy 4g.** Support public information programs dealing with minimizing the impact of natural hazards ranging in scope from family preparedness to long range land use planning and development regulations.
- Policy 4h.** Intensify fire prevention education programs.

- Policy 4i.** Maintain a long range inspection program for fire prevention with highest priority established by the level of occupancy (high density uses - hotels apartments, offices, theaters and churches) and the nature of occupancy (schools, hospitals, jails and nursing homes).
- Policy 4j.** Continue to support special High Risk Fire Hazard Zones requirements.

E. FLOOD CONTROL

- Policy 5a.** Since flooding affects substantial areas of South County, and the flood control projects now being constructed are designed to protect only existing developed and currently planned urban areas, manage land development by the three South County jurisdictions to mitigate flooding problems and to minimize the need for local public funding for additional flood control and local drainage facilities. (SCJP 12.00)
- Policy 5b.** Minimize flood damage in South County through a combination of actions. In flood-prone areas, inappropriate development should be prevented through land use planning, urban development policies and land use regulations. Areas which are developed or planned for development should be protected by the construction of flood control facilities. Development should be managed through advanced planning and design standards to minimize off-site flooding and drainage problems. (SCJP 12.00)

- Policy 5c.** Give highest priority for construction of flood protection facilities as follows:
- a. first, to areas of existing development subject to the highest potential flood damage;
 - b. second, to undeveloped areas planned for urban development which would be subject to the highest potential of flood damage;
 - c. then, to agricultural lands; and
 - d. finally, to other undeveloped areas. (SCJP 12.01)
- Policy 5d.** If federal and state funds are not available for future flood control facilities and such facilities must be funded locally, assess the costs to those property owners who would benefit from and those who contribute to the need for such facilities should pay the cost. (SCJP 12.02)
- Policy 5e.** Require developers whose proposed projects would induce downstream flooding to provide mitigation to eliminate the flood-inducing impacts of their projects. (SCJP 12.03)
- Policy 5f.** If development is to be allowed in flood-prone areas, provide flood control facilities or appropriate flood-proofing prior to or in conjunction with development at developers' expense. (SCJP 12.05)

- Policy 5g.** Where other mitigations do not solve the flooding problem, permit raising individual foundations (padding up structures) in appropriate situations. However, padding up must be restricted in order to minimize the cumulative effects on adjacent areas. (SCJP 12.06)
- Policy 5h.** Require mitigation of any stormwater runoff produced by development that occurs beyond that described in the General Plans of the County and the Cities as of 1982. (SCJP 12.07)
- Policy 5i.** Require all local development to provide appropriate mitigations of off-site flooding and runoff impacts, including: limiting runoff to pre-development levels and/or complete solutions to flooding and local drainage problems in the vicinity of the development. Mitigations may include: detention (storing runoff temporarily and then releasing it) or retention (storing runoff on-site for percolation). (SCJP 12.08)
- Policy 5j.** Require careful consideration of the cumulative effects of development which would drain into the upper reaches of Llagas Creek and other creeks in order to avoid the need for channelization and consequent destruction of its riparian vegetation and natural habitat. (SCJP 12.09)
- Policy 5k.** Designated floodways should be identified and indicated on the General Plan and Zoning Map.

Policy 5l. Flood plain zoning should be applied to designated floodways in order to maximize life safety, reduce property loss, and preserve natural vegetation, wildlife and scenic beauty.

Policy 5m. All floodway areas as designated on the Permeability/Flood Boundaries map of the Open Space Conservation Element shall be designated as open space, prohibiting all construction of structures within this floodway.

Action: Send all subdivisions and private and public project referrals where activity is located near to floodplain areas to Santa Clara Valley Water District for review prior to City approval.

Action: Require dedication pursuant to the State Map Act sections 66475 and 66478.5 for access to and along all waterways.

Action: Continue to require dedication of floodway and floodplain areas pursuant to the PL566 Drainage Program.

Policy 5n. Regulate all floodplains as designated on the Permeability/Flood Boundaries Map of the Open Space/ Conservation Element areas with specific standards minimizing flooding of existing structures and surrounding properties.

F. WATER QUALITY

- Policy 6a.** Protect water quality from contamination, and monitor it to assure that present policies and regulations are adequate. Such uses as waste facilities, septic systems and industries using toxic chemicals should be prohibited where polluting substances may come in contact with groundwater, floodwaters, and creeks or reservoir waters. (SCJP 8.00)
- Policy 6b.** Use continuing caution in the protection of groundwater quality in the siting of landfills and transfer stations and rigorous enforcement of local and regional regulations. (SCJP 8.05)
- Policy 6c.** Continue land use policies that limit the number of individual septic systems in areas vulnerable to groundwater contamination, because of the potential for cumulative degradation of water quality. (SCJP 8.01)
- Policy 6d.** Continue to monitor groundwater and surface water quality conditions throughout the South County to determine if changes in regulations regarding septic systems and land use are needed. (SCJP 8.04)

- Policy 6e.** In areas where future development is expected to be served by sewers, continue large lot policies which allow minimal development and limited numbers of septic systems. (This approach increases the feasibility of designing future urban density subdivisions with smaller lots, which are more efficient for sewers in terms of service and cost.) (SCJP 8.02)
- Policy 6f.** In the unincorporated area, continue current County policies regarding septic systems and land use with no lessening of standards. (SCJP 8.03)
- Policy 6g.** Continue caution regarding the siting of landfills, the construction of landfills (i.e., they should have clay liners, etc.), and the waste allowed in a sanitary landfill in South County so as not to create hazards to groundwater quality. (SCJP 8.06)
- Policy 6h.** Site and operate solid waste and hazardous waste transfer stations so as to minimize hazards to ground and surface water quality. (SCJP 8.07)
- Policy 6i.** In order to provide greater protection of the aquifers which supply drinking water to the South County, give special consideration to the management of contaminants (e.g., hazardous materials, sanitary effluents) in groundwater recharge areas where no protective aquitard layer exists. (SCJP 8.13)

- Policy 6j.** Continue to monitor wells and provide the results to a central agency which would coordinate the data and make it available to all jurisdictions and agencies. (SCJP 8.14)
- Policy 6k.** Expand programs for monitoring private wells by including tests of more wells, tests on constituents not yet tested in private wells (i.e., volatile organics, bacteriological, radiological, etc.), and periodic retesting of selected private wells. (SCJP 8.15)
- Policy 6l.** Permit commercial and industrial developments proposed to be located in areas that have soils with rapid water percolation only under the strict safety limitations as may be required by the Cities' and/or County's Hazardous Materials Specialists. (SCJP 8.12)
- Policy 6m.** Protect properties located in areas that have soils with rapid water percolation from future development hazards by including within the Cities' and County's Hazardous Materials Storage Ordinance a section specifically related to high percolation rates. (SCJP 8.11)
- Policy 6n.** Maintain close coordination with the following agencies and organizations which share jurisdiction and interest relative to South County's water supply and water quality: the two Regional Water Quality Control Boards, the Water District, County Health Department, County Executive's Office, County Planning Office, Gilroy Planning Department, Morgan Hill Planning Department, and the San Martin Planning Committee. (SCJP 10.02)

- Policy 6o.** Encourage the two Regional Water Quality Control Boards which have jurisdiction in South County to agree upon respective responsibility and jurisdiction of water supply and quality so as not to duplicate their efforts. (SCJP 10.01)
- Policy 6p.** Rigorously enforce regulations relating to solid waste disposal by the local jurisdictions and by the Regional Water Quality Control Boards. (SCJP 8.08)
- Policy 6q.** Work jointly with the jurisdictions in South County to achieve a balance between potential negative impacts and the benefits associated with the location of solid waste disposal sites and transfer stations. (SCJP 8.10)
- Policy 6r.** Where appropriate, the Regional Water Quality Boards, the Cities, County and other local agencies should adopt compatible ordinances (i.e., HMSOs), standards (i.e., septic tank and alternative treatment and disposal methods), and enforcement procedures [i.e., implementing "AB 2185" (California Health and Safety Code Chapter 6.95, Division 20, Section 25500 et seq), etc.] regarding water quality so that there is no advantage for a company to locate in an area with lower standards. (SCJP 10.03)
- Policy 6s.** Consider intergovernmental coordination between the Cities, the County and local agencies as an effective means of resolving issues of concern and investigating the feasibility of compatible standards, ordinances and enforcement procedures. (SCJP 10.00)

HOUSING ELEMENT

HOUSING ELEMENT

The Housing Element is currently in draft form. Adoption of the final document is anticipated in Summer 1992. At that time, it will be incorporated into this section of the General Plan.

**SCENIC
HIGHWAYS ELEMENT**

SCENIC HIGHWAYS ELEMENT

The Goals of the Scenic Element consist of five major statements and subordinate statements:

- A. Scenic Routes System: A continuous and integrated system of scenic routes passing through and around the City.
 - 1) Maximum scenic route access to major parklands, scenic and wilderness areas, and cultural attractions.
 - 2) Well-designed connector routes to reinforce and extend the continuity of the total scenic routes system.
 - 3) Use of stream beds, modified flood plains, and other public and quasi-public linear spaces for scenic routes purposes.
 - 4) "Scenic route treatment" of major roadways entering the City.
- B. Road Design: Scenic route road design which harmonizes with and enriches the quality of the natural and man-made environment.
 - 1) Curvilinear road design involving minimum cuts and fills, and avoidance of long tangents.
 - 2) Minimum removal and disturbance of natural flora and fauna occasioned by road construction, and appropriate restoration where removal occurs.
 - 3) Restriction of commercial signing within scenic route rights-of-way.

- C. Scenic Corridor: Preservation of attractive environmental and scenic qualities adjacent to and within immediate view of scenic roads.
- 1) Delineation of "scenic corridors" abutting some scenic road rights-of-way to achieve the primary goal.
 - 2) Regulation of land use in scenic corridors including protection of important natural and manmade resources, and special views.
 - 3) Protection of mature tree stands, rock outcroppings, edges of streams, lakes and reservoirs, historic sites and other such natural features within scenic corridors.
 - 4) Use of landscaping in scenic corridors to supplement natural vegetation, to frame distant scenic views, and to screen unsightly land uses.
 - 5) Regulation of billboards and other outdoor advertising within scenic corridors.
- D. Scenic Corridor Facilities: Provision for a variety of travel and recreational experiences within each scenic corridor.
- 1) Provision of bikeways, and in some cases, hiking and equestrian trails within and adjacent to scenic corridors.
 - 2) Provision of appropriate and adequate facilities including roadside rest areas, picnicking accommodations, view turnouts, and instructional displays.
 - 3) Maximum planning coordination of the Scenic Route System with adjacent public parks, recreation spaces, cycling trails, and other related public facilities.

E. Extended view: Preservation of outstanding scenic qualities throughout the City's Sphere of Influence.

- 1) Minimum development of the hillside areas in order to enhance natural scenic vistas.

Policy 1a. Develop a system of scenic roads and trails linking the urban area with the rural and open space areas, with careful consideration of fire risk, hazards, and protection of natural resources. (SCJP 16.04)

Policy 1b. Protect the visual integrity of the scenic gateways to the South County (Pacheco Pass, Hecker Pass, Route 101 south of Gilroy, and a Coyote greenbelt area north of Morgan Hill. (SCJP 16.06)

Policy 1c. Preserve scenic resources by enforcing design standards for scenic routes as shown on the Scenic and Cultural Resources map of the Open Space and Conservation Element text and those roads designated as scenic routes in the Scenic Highways Element.

Policy 1d. Preserve natural vegetative and geographical features in their natural state along scenic routes.

Policy 1e. Require any development project adjacent to scenic routes to observe design criteria which respect the natural vegetation and geographical features of the area.

- Action:** Require adequate setbacks, natural vegetation, and landscaping in scenic route areas.
- Action:** Revise sign ordinance to reflect design controls in scenic route areas.
- Policy 1f.** Maintain and expand the scenic gateway program for Morgan Hill. Entrances to the City (Monterey Street and freeway entrances) shall be aesthetically attractive, display high design standards for new and existing development and utilize City identification signs and significant landscaping.
- Action:** Establish a scenic gateway program in coordination with recommendation of the Downtown Design Plan. Such a scenic gateway program could include archways, monument signs, distinctive landscaping, etc.
- Action:** Implement scenic gateway guidelines as part of the design review of new development proposals and provide public improvements as identified in the Downtown Design Plan.
- Action:** Require high design and landscaping standards for development in the vicinity of all freeway interchanges.
- Policy 1g.** Recognize the Madrone area, properties with frontage on Monterey Road north of Cochrane Road, as a gateway entrance to the City and establish programs and special design considerations in order to beautify this district.

Action: Include the Madrone area (Monterey Road and properties fronting it from Cochrane Road to the northern City limit line) in a redevelopment district, using redevelopment monies for public improvements and low interest loans for site and building beautification.

Action: Implement a new sign ordinance, removing nonconforming signs (such as billboards signs) and setting forth quality design standards for new signs.

Action: Create a special "gateway" commercial overlay zoning district which sets forth specific site, landscaping, architectural, and sign design standards for the entrance to the community. Zone the Madrone area properties with this "gateway" commercial overlay zoning.

Action: Work with Southern Pacific and Cal Trans to improve the appearance of the strip of land between Monterey Highway and Southern Pacific Railroad.

Policy 1h. Develop and maintain landscape standards and a Master Street Tree Plan.

Action: Prepare an ordinance which establishes a street tree and landscaping program.

NOISE ELEMENT

NOISE ELEMENT

GOALS AND POLICIES

Although there are numerous scales or sets of criteria to define "quiet", any basis for public policy must be clearly substantiated by objective evidence, lack any suggestion of being arbitrary, and be scientifically defined. Within these guidelines, the City should offer maximum protection from noise exposure in keeping with their obligations and responsibilities.

A major and highly sensitive aspect of environmental perception is the criteria for reliable speech and sound sleep. The E.P.A. has compiled evidence indicating that extremely reliable speech and undisturbed sleep are possible with noise levels below condition equivalent to an outdoor noise level of 55Ldn and an indoor noise level of 45Ldn. (Ldn levels are approximately equivalent to CNEL; for further explanation, see Appendix A and B.) Additional studies by the EPA show that nearly 100 percent of the population will be protected against hearing loss if the daily noise exposure is below 76Ldn. It is the goal of the City, where reasonably possible, to achieve outdoor noise levels of 60Ldn and interior noise levels of 45Ldn.

As part of the General Plan Noise Element, that certain map of noise impact contours from major transportation corridors is adopted by reference, for existing and future conditions, pursuant to Section 65302(f) of the California Government Code. This map illustrates noise impact contours using the Ldn (day-night) system of noise measurement and is available through the City of Morgan Hill.

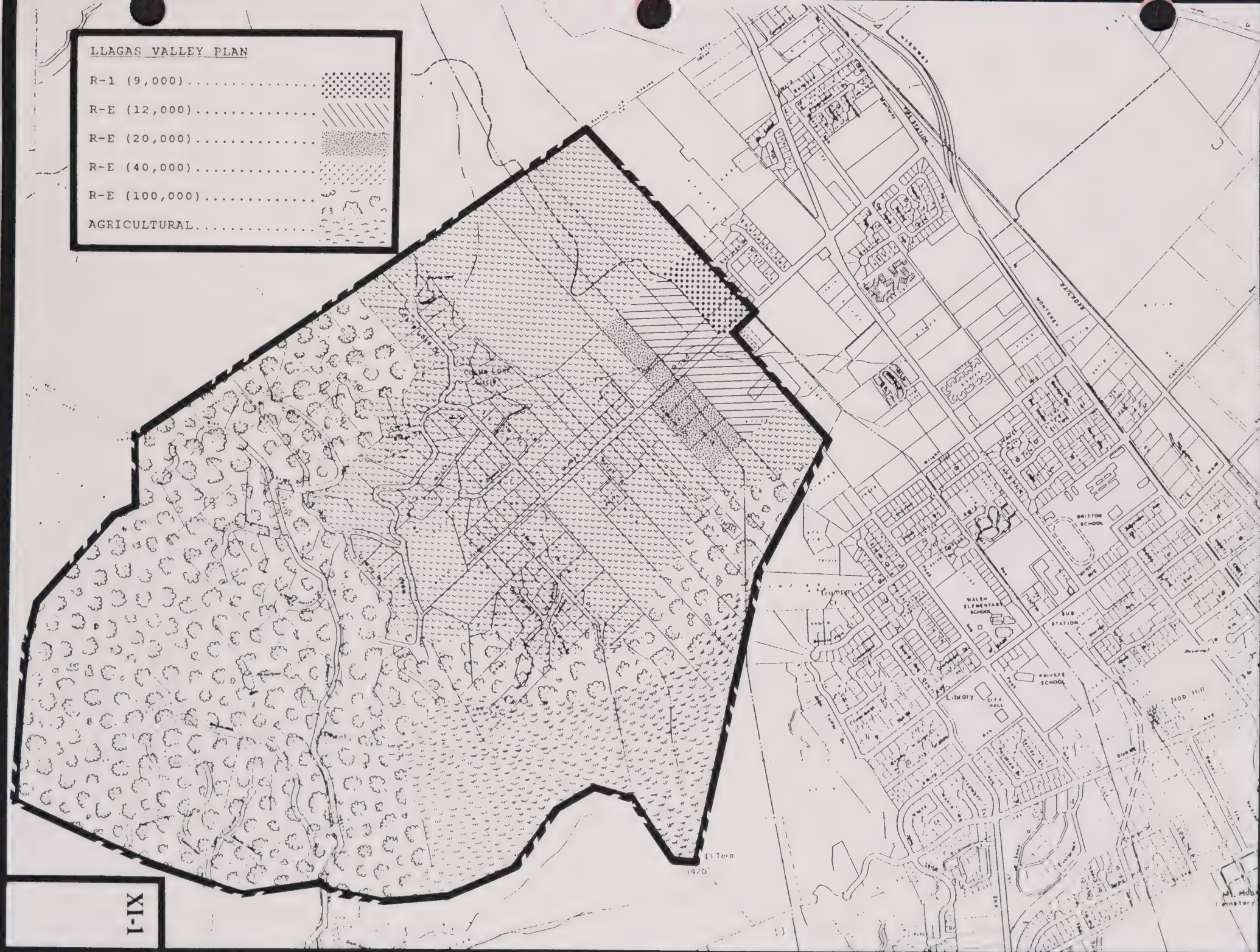
The community's noise goals are designed to protect and enhance the environment, not simply just because the protection of the environment is either good or bad, but because the environment and the individual's perception of the environment helps to determine what the quality of life actually is. Noise, as an aspect of the environment, affects human life styles and human health; therefore, the goals which protect and enhance the environment also protect and enhance human life and health.

- GOAL 1: Abate unnecessary indoor and outdoor noise so that it does not interfere with human activities such as work, recreation, or sleep and does not cause any health damage or human stress.
- GOAL 2: Reduce the impact of noise from all types of motor vehicles.
- GOAL 3: Reduce the impact of railroad noise and vibration.
- GOAL 4: Reduce the impact of construction and industrial noise.
- GOAL 5: Reduce the potential impact of noise from all types of aircraft.
- GOAL 6: Minimize external noises within the City and prevent them from penetrating quieter pursuits.
- GOAL 7: Improve inter-governmental coordination towards programs of noise reduction.

APPENDIX

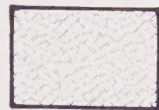
LLAGAS VALLEY PLAN

- R-1 (9,000)
- R-E (12,000)
- R-E (20,000)
- R-E (40,000)
- R-E (100,000)
- AGRICULTURAL



LEGEND

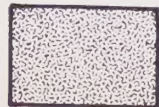
LAND USE



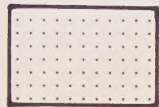
RURAL, COUNTY



HILLSIDE OVERLAY
(10%+ slope)

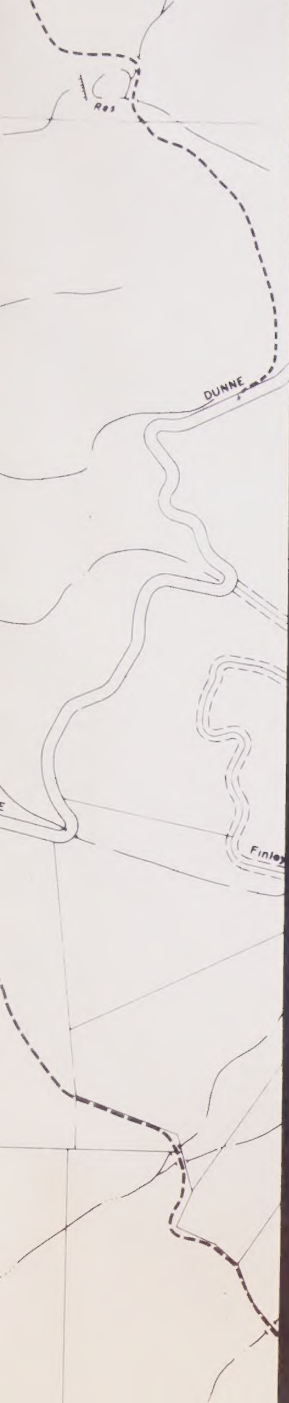


OPEN SPACE



RESIDENTIAL ESTATE
0-1 du/ac

94 00746
Map 2



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City of
Morgan Hill

planning boundaries

1 day.
Map 1

